WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160090539 DEEDWARR
Recvd: 10/13/16 15:45 2 pgs
Fees:13.00 Taxes:925.00

20161013-0108558

File No.: ALW-16-137

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SANYA L. ARBOGAST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-06-2019

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 5/6/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WD DEVELOPMENT COMPANY, GP	NEW OWNER	105-07-0-275.00
(NAME)	(NAME)	
2814 12TH AVE S		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **MICHELLE A. HOLT FKA MICHELLE A. CONWAY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **WD DEVELOPMENT COMPANY, GP.**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Being Lot 4 on the Final Plat Rains Avenue property, as of record in Book 9700 Page 487, said Register's office of Davidson County.

Being the same property conveyed to Michelle A. Conway by Warranty Deed from Affordable Housing Resources, recorded on the 10th day of March, 1999 in Deed Book 11377, Page 73, in the Register's Office of Davidson County, Tennessee. Michelle A. Conway is now known as Michelle A. Holt by subsequent marriage to James Holt.

James E. Holt joins in the conveyance of this property to convey all of his right, title and interest in the property, if any.

This is NOT the principal/marital residence of the Grantor.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 137 Rains Avenue, Nashville, TN 37203

(House Number) (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and

forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 3rd day of October, 2016.

Michelle A. Holt FKA Michelle A. Conway

James E. Holt

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michelle A. Holt FKA Michelle A Conway and James E. Holt, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of October, 2016.

Notary Public

My Commission Expires: 7-08-2019

(SEAL)

NICK CLEMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-08-2019

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171