Davidson County DEEDWARR
Recvd: 10/27/16 10:27 2 pgs
Fees:13.00 Taxes:699.30
20161027-0113624

PREPARED BY (AND RETURN TO):
Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (RF) Title No.: 58626
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Conny L. Martinez Fajardo 204 Aldwych Way Antioch, TN 37013	Movement Mortgage LLC 8024 Calvin Hall Rd. Indian Land, SC 29707

TAX MAP PARCEL NUMBERS: 149010B10600CO & 149010B10500CO

106379

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$189,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ronald D. Holt and Margaret C. Holt, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Conny L. Martinez Fajardo, an unmarried woman,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Tract I

Land in Davidson County, Tennessee, being Lot No. 235 on the Plan of Piccadilly Square, Phase III of record in Book 6250, pages 892, 893 and 894, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ronald D. Holt and wife, Margaret C. Holt by Quitclaim Deed from Third National Bank, dated February 23, 1994 and recorded on March 2, 1994 of record in Book 9265, page 283, Register's Office for Davidson County, Tennessee.

Tract II

Land in Davidson County, Tennessee, being Reserve Parcel A on the Plan of Piccadilly Square Phase III of record in Book 6250, pages 892, 893 and 894, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ronald D. Holt and wife, Margaret C. Holt by Quitclaim Deed from Third National Bank, dated February 23, 1994 and recorded on March 2, 1994 of record in Book 9265, page 283, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, of record in Book 6250, page 892, 893 and 894, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 6236, page 683, Book 6295, page 506, Book 6295, page 520, Book 6295, page 534, Book 6295, page 580, Book 6300, page 409, rerecorded in Book 6306, page 833, Book 6496, page 100, Book 6496, page 107, Book 6496, page 114, Book 6518, page 184, Book 6518, page 190, Book 6830, page 739, Book 6300, page 439, Book 6295, page 548, Book 6295, page 556, Book 6295, page 564, Book 6295, page 572, Book 6295, page 588, Book 6295, page 596, Book 6295, page 602, Book 6300, page 423, Book 6300 page 431, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.
Easement for sanitary sewer and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 10435, page 902, said Register's Office.

This is improved property, known as 204 Aldwych Way, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of October, 2016.

Ronald D. Holt

Margaret C. Holt

State of Tennessee

County of Davidson

On this 21st day of October, 2016, before me the undersigned authority, personally appeared Ronald D. Holt and Margaret C. Holt, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $189,000.00.

Affiant

Sworn and subscribed before me this 21st day of October, 2016.

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018

Notary

My Commission Expires:

True Copy Certification

I Maxwell Coyle, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Maxwell Coyle

State of Tennessee/County of Williamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith Commission Expires 4-24-2018

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY