BILL GARRETT, Davidson County
Trans: T20170003066 DEEDWARR
Recvd: 01/12/17 08:40 2 pgs
Fees: 13.00 Taxes: 869.50
20170112-0003454

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $235,000.00

Affiant

Subscribed and sworn to before me, this 5th day of January, 2016.

Notary Public
My commission expires: 3/6/18

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Paty Construction LLC	New Owner	091-02-0-206.00
6007 California Avenue	1401 Dallas Avenue	
Nashville, TN 37209-1318	Nashville, TN 37212	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Aaron Holt and wife, Judy C. Holt,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Paty Construction LLC,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 of Block No. 14 on the Plan of Cherokee Park Subdivision of record in Plat Book 161, Page 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Aaron Holt by Warranty deed from Frank E. Bessire of record in Instrument No. 20031002-0145656 Register's Office for Davidson County, Tennessee, dated September 19, 2003 and recorded on October 02, 2003.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **6007 California Avenue, Nashville, TN 37209-1318.**

This conveyance is subject to the following: (1) Subject to all matters shown on the Plan of record in Plat Book 161, Page 75; (2) Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers of record in Book 4655, Page 16 and Book 4655, page 26; (3) Sanitary Sewer in the City of Nashville of record in Book 2443, Page 288; (4) Easement of record in Book 2443, Page 330, in the Register's Office for Davidson County, Tennessee.

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 5th day of January, 2017.

John Aaron Holt

John Aaron Holt

Judy C. Holt

Judy C. Holt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John Aaron Holt and Judy C. Holt,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 5th day of January, 2017.

Annette Belyea

Notary Public

My Commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

FILE NO: 2016114875