WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2017.

Notary Public

MY COMMISSION EXPIRES: 9/20/2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kristen L. Holsing	United Shores Financial	142-14-0 202.00
(NAME)	(NAME)	
303 Clofton Drive	1414 East Maple Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Troy MI 48083	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170026432 DEEDWARR
Recvd: 03/29/17 12:06 2 pgs
Fees:13.00 Taxes:710.40
20170329-0030535

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, **Diana Hood, an unmarried woman,**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Kristen L. Holsing, a single woman,**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5-A, on the plan of Zone Lot Division, Harpeth View Estates, of record in Plat Book 6250, Page 211, as amended in Plat Book 6250, Page 511, in the Registers Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Myers Company Inc., a Tennessee corporation by Warranty Deed dated 06/17/1987 from Bernie McGehee and Michael McGehee of record in Book 7278, Page 108, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Clifton R. Myers, a married person by Quit Claim Deed dated 09/26/2006 from Myers Company Inc., a Tennessee Corporation of record in Instrument No. 20061018-0129059, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Diana Hood, an unmarried woman by Warranty Deed dated 08/18/2016 from Clifton R. Myers, married of record in Instrument No. 20160822-0087355, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 303 Clofton Drive, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (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 GRANTEE(S), 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), 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 28 day of March, 2017

Diana Hood

Diana Hood

State of Tennessee
County of Williamson

Personally appeared before me Diana Hood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of March, 2017.

Notary Public
My Commission Expires: 8/22/17

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

D Mull P.

Vanderpool and Pearman
256 Seaboard Lane G-104
Franklin, TN 37067
(615) 771-9800

DONALD R. BARRETT, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY