WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M176197

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176197

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $125,000.00

Affiant

BILL GARRETT, Davidson County
Trans: T20170035440 DEEDWARR
Recvd: 04/27/17 09:21 2 pgs
Fees: 13.00 Taxes: 462.50
20170427-0041277

Subscribed and sworn to before me, this the 19th day of April, 2017.

M. CORRIVEAU NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 3/8/2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
REI615, LLC PO BOX 41845 Nashville, TN 37204	SAME AS OWNER	60-13-6

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jerome L. Holt married**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **REI615, LLC**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The Land referred to herein below is situated in the Davidson County, State of Tennessee, and is described as follows:

Property commonly known as: 2528 Old Matthews Road Nashville, TN 37207 County of Davidson

Being Lot No. 1 on the plan of Old Matthews Road Subdivision of record as Instrument No. 200109130099805, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description and described in the last instrument of conveyance as follows:

A tract of land in the 12th, formerly 21st Civil District of Davidson County, Tennessee, being known as Tract No. 1 of the Hardin Yokley lands and described according to a copy of survey made of McKissack Bros. Dated July 13, 1952, as follows:

Beginning at an iron pin in the Westerly margin of Old Matthews Road at the corner of Tracts 1 and 2; thence with the line between said tracts, N. 82 deg. West 198 feet to an iron pin; thence South 71 deg. 40' West 341 feet to an iron pin; thence N. 54 deg. 40' E 120.3 feet to an iron pin; thence S. 12 deg. 10' E 102.2 feet to an iron pin in the West margin of said Old Matthews Road; thence with the margin of the same N. 24 deg E. 121.1 feet and N. 13 deg. East 194 feet to the point of beginning.

Included in the above legal description but expressly excluded therefrom is the following:

Beginning at an iron rod on the Western margin of Old Matthews Road at the Southeast corner of the property of James Wallace (DB 4498, Page 293, R.O.D.C., TN) located 883.5 feet more or less South of Silas Drive and being the Northeast corner of this parcel.

Thence with said road margin and a curve to the right having a delta of 16 deg. 00' 40" radius of 775.00 feet, length of 216.57 feet and a chord bearing S. 16 deg. 06' 03: W. 215.87 feet to a point; Thence continuing with said road N. 62 deg. 53' 03" W. 183.35 feet to an iron rod; thence N. 17 deg. 40' 00" E.

177.32 feet to an iron rod; thence S. 82 deg. 00' 00" E. 179.99 feet to the point of beginning containing 0.884 acres more or less surveyed March 28, 2001 by L. Steven Bridges, Jr. RLS 1740 of Bridges Land Surveying and Consulting 313 East Main St. Ste 11 Hendersonville, TN 37075.

Being the same property conveyed to Jerome L. Holt, Married by Warranty Deed from Estate of Rosa Holmes, recorded on the 10th day of May, 2001 in Instrument No. 20010510-0048627, in the Register's Office of Davidson County, Tennessee.

Constance L. Holt, joins in the conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This is ☒ Improved OR ☐ Unimproved property located at: 2528 Old Matthews Road, Nashville, TN 37207

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantees who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of April, 2017.

Jerome L. Holt

Jerome L. Holt

Constance L. Holt

Constance L. Holt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Jerome L. Holt and Constance L. Holt**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of April, 2017.

M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

I. M. Corriveau

Notary Public
My Commission expires: 3/8/2021