THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

BILL GARRETT, Davidson County
Trans:T20170051780 DEEDWARR
Recvd: 06/16/17 15:28 2 pgs
Fees:13.00 Taxes:4699.00

20170616-0060829

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 5.3.21

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald Scott Holley		MAP 104-16
1514 Elmwood Avenue	NEW OWNERS	PARCEL 380
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Philip **J. LaForge, Trustee, and Patricia A. LaForge, Trustee, theTrustees of the LaForge Trust dated July 11, 2008**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Donald Scott Holley and Elizabeth Holley, husband and wife**

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:

Land in the 3rd, formerly the 22nd, Ward of the City of Nashville, Davidson County, Tennessee, being the Westerly half of Lot No. 72 and the Easterly 10 feet of Lot No. 73 on the Plan of Belmont Land Company's property, called Belmont Heights, as of record in Book 421, page 34, Register's Office for said County.

Said part of Lot Nos. 72 and 73 front together 60 feet on the Northerly side of Elmwood Avenue and run back between parallel lines 188 feet to an alley.

Being the same property conveyed to Philip J. LaForge and Patricia A. LaForge, Trustees of the LaForge Trust dated July 11, 2008, by Warranty deed from Dawson L. Williams and wife, Pamela L. Williams of record in Instrument No. 20140707-0059731 Register's Office for Davidson County, Tennessee, dated July 07, 2014 and recorded on July 07, 2014.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) Restrictive Covenant for Detached Structure of record in Instrument Number 20150401-0028364; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record in Book 421, page 34; (6) All applicable governmental and zoning regulations.

This is IMPROVED PROPERTY known as **1514 Elmwood Avenue; Nashville, TN 37212.**

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 GRANTEES 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 GRANTEES, 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 our hands this the 14th day of June, 2017.

The LaForge Trust dated July 11, 2008

BY: _____, TRUSTEE
Philip J. LaForge, Trustee

_____, Trustee
Patricia A. LaForge, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Philip J. LaForge and Patricia A. LaForge** with whom I am personally acquainted and who upon their oaths acknowledged themselves to be the **Trustees** of **The LaForge Trust dated July 11, 2008,** the within named bargainor, and Trust, and that they as such Trustees being authorized to do so, did execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Philip J. LaForge and Patricia A. LaForge** as such **Trustees**.

Witness my hand and seal this the 14th day of June, 2017.

My Commission expires 1-6-20

_____
Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN