29899-8

Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170066483 DEEDWARR
Recvd: 08/02/17 13:34 2 pgs
Fees: 13.00 Taxes: 832.50
20170802-0078721

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of August, 2017.

Notary Public

MY COMMISSION EXPIRES: 5-8-18
(AFFIX SEAL)

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Tiffany Michelle Meredith	FirstBank	173 09 0A 757.00
(NAME)	(NAME)	
3118 Fyffe Lane	318 Seaboard Lane, Ste. 205	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Twenty-Five Thousand And No/100 Dollars ($225,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Justin Holt and Kelly Holt, f/k/a Kelly Smith, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Tiffany Michelle Meredith, an unmarried woman**, 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 Davidson County, Tennessee, being Lot No. 640 as shown on the Plan of the Resubdivision of Lots 638 through 649, Phase 8, Lenox Village, of record in Instrument No. 20080508-0047734 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Justin Holt, an unmarried person and Kelly Smith, an unmarried person, as tenants in common with the right of survivorship by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company dated February 26, 2010 and recorded March 1, 2010 as Instrument No. 201003010015485 in said Register's Office for Davidson County, Tennessee.

The aforementioned Justin Holt and Kelly Smith have since married and are now known as Justin Holt and Kelly Holt, husband and wife.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3118 Fyffe Lane, Nashville, TN 37211

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, has 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.

File Number: FRN-174458SSO

Witness our hands this the 1st day of August, 2017

Justin Holt

Kelly Holt

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

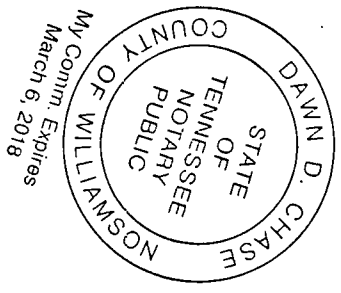
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Justin Holt and Kelly Holt, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 1st of August, 2017.

Notary Public

My Commission Expires: 3/6/18

(SEAL)



File Number: FRN-174458SSO