WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,500.00.

Melissa Jansen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF AUGUST, 2017.

Stephanie Dome
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

R-HF-17-217

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Haley Jo Devlin	NEW OWNER	
(NAME)	(NAME)	
217 Queen Avenue	1404 Winding Way Rd.	**71-3-139.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **M. DEWAYNE HOLT, A MARRIED MAN,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **HALEY JO DEVLIN, A MARRIED WOMAN,** hereinafter called the Grantee, her heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the East 30 feet of Lot No. 133 and the West 40 feet of Lot No. 132 on the Plan of J. B. Haynies Oriental Plan of Lots, of record in Book 161, Pages 26 and 27, Register's Office for said County.

Said parts of lots adjoin and front together 70 feet on the North side of Queen Street and run back between parallel lines 140 feet to an alley.

Being the same property conveyed to M. Dewayne Holt, a married man, by Quitclaim Deed from Candyce Jones, a single woman, recorded December 14, 2005 in Instrument No. 20051214-0149989 and further being the same property conveyed to Candyce Jones, a single woman, by Warranty Deed from Joe D. Claybon, unmarried, recorded September 24, 2003 in Instrument No. 20030924-0141312, Register's Office for Davidson County, Tennessee.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to:
- All matters shown on the Plan of record in Plat Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **217 Queen Avenue, Nashville, Tennessee 37207**.

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; 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), 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.

BILL GARRETT, Davidson County
Trans:T20170075659 DEEDWARR
Recvd: 08/30/17 10:29 2 pgs
Fees:13.00 Taxes:675.25
20170830-0089135

Witness my hand this the 28th DAY OF AUGUST, 2017.

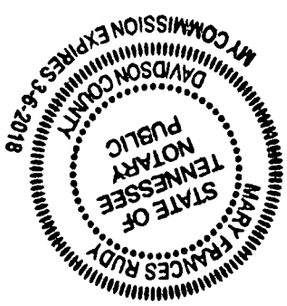
M. Dewayne Holt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, M. DEWAYNE HOLT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of August, 2017.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212