WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-FC-17-1217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFF

Bill Garrett Davidson County
Batch# 2872 DEEDWARR
09/21/2017 09:50:11 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20170921-0096741

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:	
Jonathan D. Kuzma and Kathleen Johnson	**Simmons Bank**	
(NAME)	(NAME)	
1217 Scarcroft Ln	**P.O. Box 9067**	**141-05-0A-222.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Pine Bluff, AR 71611**	
(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, **BRADLEY HOLT AND ERIN HOLT, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JONATHAN D. KUZMA, A SINGLE MAN, AND KATHLEEN JOHNSON, A SINGLE WOMAN AS TENANTS IN COMMON WITH THE RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their 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 Lot No. 222 on the Plan of Final Plat, Revision, Avondale Park, Phase 1, Section 4, "Cluster Lot Subdivision" of record in Plat at Instrument No. 20090318-0024196, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bradley Hold, a single man by Warranty deed from Edna V. Jaye and Jerald Daniel Jaye, wife and husband of record in Instrument No. 20150608-0053623 Register's Office for Davidson County, Tennessee, dated June 02, 2015 and recorded on June 08, 2015.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20090318-0024196, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20081203-0117452, Instrument No. 20090331-0028791, Instrument No. 20020821-0100879 and Instrument No. 20101223-0102254, Register's Office for Davidson County, Tennessee.
- Charter for Avondale Park Owners' Association, Inc. of record in Instrument Number 20081203-0117350, in the Register's Office for Davidson County, Tennessee.
- Access Easement Agreement of record in Instrument Number 20041207-0145662, in the Register's Office for Davidson County, Tennessee.
- Transmission Line Easement of record in Instrument Number 20060110-0003857, in the Register's Office for Davidson County, Tennessee.
- Deed to USA of record in Book 4118, Page 694 and Book 4228, page 635, in the Register's Office for Davidson County, Tennessee.
- Order to TVA of record in Book 4273, Page 280, in the Register's Office for Davidson County, Tennessee.
- Easement to Harpeth Valley Utilities District of record in Instrument Number 20040204-0013639, Instrument No. 20040204-0013640 and Instrument No. 20080818-0084836 and Instrument No. 20040204-0013641, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20060512-0055867, in the Register's Office for Davidson County, Tennessee.
- Inspection & Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20071002-0117293, in the Register's Office for Davidson County, Tennessee.
- Easement for right of way of electric power line granted Tennessee Electric Power Co. of record in Book 787, Page 7, in the Register's Office for Davidson County, Tennessee.
- Landscape easement of record in Instrument Number 20090414-0033629, in the Register's Office for Davidson County, Tennessee.

- Easement of record in Book 5738, Page 819, partial abandonment in Instrument No. 20080826-0087638, in the Register's Office for Davidson County, Tennessee.
- Easement for water main across the Dower Tract, part of the property of record in Book 1237, Page 674 (See deed of record in Book 840, Page 540), in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 7601, Page 400, Book 5738, page 832 and Book 4193, page 903, in the Register's Office for Davidson County, Tennessee.
- Abstract of Suit of record in Instrument Number 20021017-0127902, in the Register's Office for Davidson County, Tennessee.
- Easement for Access Road of record in Book 4116, Page 151, in the Register's Office for Davidson County, Tennessee.
- Easement for Water Line of record in Book 4364, Page 895, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20150608-0053623 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1217 Scarcroft Ln, Nashville, Tennessee 37221**.

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.

Witness my/our hand(s) this the 19th DAY OF SEPTEMBER, 2017.

Bradley Holt

Erin Holt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRADLEY 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of September, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIN 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of September, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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