WARRANTY DEED

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M1769Z1

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF August, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires APRIL 28 2018

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Paul E Abrams Lois L.Abrams	First Bank Mortgage	136-03-C-71.00-CO
(NAME) 1251 Whippoorwill Dr.,	(NAME) 318 Seaboard Lane, Suite 205	
(ADDRESS) Kingston Springs,TN 37082	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **Jeneva M. Holt, unmarried** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lois Lynn Abrams and Paul Edward Abrams, wife and husband,** 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 Unit No. 18, (Lot 4) of Heritage Village of Priest Lake Park Condominiums, as of record in Plan Book 4860, page 98, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for amore complete description thereof.

Being the same property conveyed to Jeneva M. Holt by Warranty Deed from H. Halker Kensinger, recorded on the 19th day of May, 1993 in Deed Book 8952, page 48, in the Register's Office of Davidson County, Tennessee,

Jeneva Holt appointed Shawn Deray Holt as her attorney in fact of record as Instrument No.20170920-0096597, Register's Office for Davidson County, Tennessee.

Jeneva M. Holt and Jeneva Holt are one in the same.

Bill Garrett Davidson County
Batch# 6346 **DEEDWARR**
10/02/2017 10:58:46 AM 2 pgs
Fees: $13.00 Taxes: $469.90

20171002-0100414

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 3870 Priest Lake Drive Nashville TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 09/15/17.

Attorney in fact

Jeneva M Holt by Shawn Holt

Jeneva Holt by Shawn Holt, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Shawn Holt, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Attorney in Fact for Jeneva Holt, the within named bargainor, and he as such Attorney in Fact being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Jeneva Holt by himself as Attorney in Fact.

Witness my hand and official seal at NASHVILLE, Tennessee, this 21st day of SEPTEMBER, 2017.

Notary Public
My Commission Expires:_____

