ADDRESS NEW OWNERS and
SEND TAX BILLS:
JUSTIN PALAEZ HOLT

2310 Elliott Ave. #522
Nashville, TN 37204

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
82 - 3 - 312

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, JEFFREY L. HALE , hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to JUSTIN PALAEZ HOLT, hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, described as follows:

Being the southerly 15 feet of Lot No. 20 and the northerly 40 feet of Lot No. 21 on the Plan of George W. Stainback's Subdivision of part of the Lucy H. Lindsley Tract, of record in Book 161, Page 142, Register's Office for Davidson County, Tennessee, described as follows:

Said Parts of Lots 20 and 21 front together 55 feet on the easterly side of Pennock Avenue, and run back between parallel lines 145 feet, more or less, to an alley.

Being the same property conveyed to Jeffrey L. Hale, married, by Warranty Deed from Julian N. Fotre, III, Guardian of Julian Buchi-Fotre recorded on March 16, 1999 in Book 11386, Page 125, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 1017 Pennock Ave, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEE that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Bill Garrett Davidson County
Batch# 14086 DEEDWARR
10/16/2017 12:44:07 PM 2 pgs
Fees: $13.00 Taxes: $647.50
20171016-0105843

GRANTOR further covenants and binds himself, his heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 10 day of October, 2017.

JEFFREY L. HALE

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, JEFFREY L. HALE , the within named bargainors 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 at office this 10 day of October, 2017.

NOTARY PUBLIC

My Commission Expires: 4-19-21

TIMOTHY D. FERGUSON NOTARY PUBLIC At LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $175,000.00.

AFFIANT

Subscribed to and sworn before me, this the 10 day of October, 2017.

NOTARY PUBLIC

My Commission Expires: 4-19-21

TIMOTHY D. FERGUSON NOTARY PUBLIC At LARGE SUMNER COUNTY, TENN

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989