WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $546,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of October, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-8-2021

(AFFIX SEAL)

DELLANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No. RW00033

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Sweet and Julie Sweet	Same New Owner	083-06-0-059.00
(NAME)	(NAME)	
804 Setliff Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Hampton Holcomb Jr. and Elizabeth B. Holcomb,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark Sweet and Julie Sweet,** **** , HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**** as Trustees of The Sweet Family Trust DatedAug 13 2013

Land in Davidson County, Tennessee, being the property of Jon Michael & Christy Lynn Kipp, of record in Deed Book 10142, page 333, Register's Office for Davidson County, Tennessee, and being the southerly 35 feet of Lot No. 38 on the Map of Roy F. Williams Subdivision of The Hunter Tract, of record in Plat Book 547, Page 13, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at an iron pin found in the easterly right-of-way line of Setliff Place, said pin being the southeasterly corner of the James Edward Tillman property, of record at Inst. No. 20060707-0081500, further being the northeasterly corner of the herein described tract; Thence, with said right-of-way line, S 18 deg. 40' 28" E, 35.00' to an iron pin (new); Thence, with the original Lot line between Lots 38 & 39, S 71 deg. 37' 11" W, 155.75' to an iron pin (new) in the easterly right-of-way line of Alley #770; Thence, with said right-of-way line, N 17 deg. 15' 32" W, 35.0 1' to an iron pin (old); Thence, leaving said right-of-way, N 71 deg. 37' 11" E, 154.89' to the POINT OF BEGINNING and containing 5436 square feet or 0.125 acres, more or less.

Being the same property conveyed to Hampton A. Holcomb, Jr. and Elizabeth B. Holcomb, husband and wife by Warranty Deed from Thomas R. Steinwinder and Hillary K. Steinwinder, husband and wife, recorded October 6, 2014 as Instrument No. 20141006-0092436, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 804 Setliff Place, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Bill Garrett Davidson County
Batch# 31654 DEEDWARR
11/30/2017 10:02:30 AM 2 pgs
Fees: $13.00 Taxes: $2,022.05
20171130-0122113

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 my hand this 17th day of October, 2017.

Hampton Holcomb Jr. by Josh Hunter as attorney in fact

Hampton Holcomb Jr. by Joshua L. Hunter,
As Attorney-in-Fact

Elizabeth B. Holcomb by Josh Hunter as attorney in fact

Elizabeth B. Holcomb by Joshua L. Hunter,
As Attorney-in-Fact

STATE OF
COUNTY OF

Before me, the undersigned Notary, personally appeared Joshua L. Hunter, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Hampton Holcomb Jr and Elizabeth B. Holcomb, and who acknowledged that he executed the same as the free act and deed of the said Hampton Holcomb Jr and Elizabeth B. Holcomb, by virtue of a Power of Attorney, duly executed and appearing of record in Instrument No. 201711300122112, said Register's Office.

Witness my hand and official seal this 17 day of Oct, 2017.

RWalters
NOTARY

My Commission Expires: 8.17.19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

True Copy Certification

I, Dellana Lawhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19