Bill Garrett Davidson County
Batch# 53860 DEEDWARR
02/01/2018 12:59:30 PM 4 pgs
Fees: $23.00 Taxes: $370.00
20180201-0010410

Commitment Number: 6284

After Recording, Send To:
All Real Estate Solutions LLC, 1869 East Aurora Road, Suite 400, Twinsburg, OH 44087

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Covenant Home Buyers LLC, 12028 Holland Court, Bon Aqua, TN 37025-5086

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
04410001200

GENERAL WARRANTY DEED

Kelly Savage Shortt n/k/a Kelly Lynn Savage n/b/m Kelly Lynn Holt married to **James Nobel Holt**, hereinafter grantor, of **Davidson County**, **Tennessee**, for $100,000.00 (One Hundred Thousand Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **Covenant Home Buyers LLC**, hereinafter grantee, whose tax mailing address is **12028 Holland Court, Bon Aqua, TN 37025-5086**, the following real property:

Being Lot No. 8 on the Plat of Section I, Rolling Green Subdivision, Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee, as shown on plan recorded August 21, 1948 in Book 1424, Page 76 in Register's Office for Davidson County, Tennessee, fronting 90 ft. on Donelson Avenue and containing 0.63 acres, more or less; Subject to and/or reserving two special utility easements; One 10 ft. wide for electricity and/or telephone and one 10 ft. wide for sewer line and all rights in connection with said easements, including the ingress and egress over the property herein conveyed for servicing easements, are expressly reserved to the grantor. If special easements are abandoned for the purpose to which the same have been dedicated, all rights thereunder will terminate and such special easements may not be reused for a different or dissimilar purposes. All as shown on said recorded plan, which is made a part of this description by reference thereto.

Property Address is: 1304 Donelson Avenue, Old Hickory, TN 37138

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded as Instrument 20030816-0118920 in the Register's Office of Davidson County, Tennessee. And Divorce Decree filed for record concurrently herewith. 201802010010409

Parcel ID: 04410001200

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on Jan 31, 2018:

Kelly Savage Shortt Kellylynn Savage Kellylynn Holt

Kelly Savage Shortt n/k/a Kelly Lynn Savage n/b/m Kelly Lynn Holt

STATE OF TENNESSEE
COUNTY OF Williamson

The foregoing instrument was acknowledged before me on Jan. 31, 2018 by **Kelly Savage Shortt n/k/a Kelly Lynn Savage n/b/m Kelly Lynn Holt,** who is personally known to me or have produced ID as identification, and furthermore, the aforementioned person has acknowledged that their signatures was her free and voluntary act for the purposes set forth in this instrument.

ASHLEY BISHOP STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Ashley Bishop
Notary Public
Commission Expires: 09-21-21

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TN
County of Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $100,000.00 , which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 31st day of January, 2018.

Kellylynn Holt
Affiant

Kelly Lynn Holt
Print Name

ASHLEY BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

(Seal)

Ashley Bishop
Notary Public

My commission expires:

Sept. 21, 2021

Ashley Bishop
Print Name

Certificate of Authenticity

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

Theresa Simon

Signature

State of Ohio

County of Summit

Personally appeared before me, Joseph J. Hughes, a notary public for this county and state, Theresa Simon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARIAL SEAL STATE OF OHIO

Joseph J. Hughes
Resident Summit County
Notary Public, State of Ohio
My Commission Expires: 05/30/2018

Notary's Signature

My Commission Expires:_____.

Notary's Seal (If on paper)