Bill Garrett Davidson County
Batch# 69879 DEEDWARR
03/16/2018 09:11:30 AM 2 pgs
Fees: $13.00 Taxes: $877.82
20180316-0024899

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of March, 2018

Notary Public

MY COMMISSION EXPIRES: 03-03-20

(AFFIX SEAL)

R. L. MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON

PREPARED BY: BANKERS TITLE & ESCROW CORP 3310 WEST END AVE NASHVILLE

RETURN TO:

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MONIKA HARTMAN (NAME)	New Owner (NAME)	096-06-0-088.00
2912 McCampbell Ave. (ADDRESS)	(ADDRESS)	
Nashville, TN 37214 (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, **John Paul Holden, Jr., unmarried, Christopher Hardy Holden, married, and Bradley William Holden, married**. HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Monika Hartman, unmarried,** HEREINAFTER CALLED THE GRANTEE, HER 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 Lot No. 153 on the Plan of Cloverhill, Section No. 1 of record in Book 2083, Page 38, 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 Elbridge A. Fox by Quitclaim Deed from United States of America, by its agent, James A. O'Hara, District Director of Internal Revenue for the Nashville District, State of Tennessee of record in Book 5275, Page 470, Register's Office for Davidson County, Tennessee, dated January 18, 1977 and recorded on April 20, 1978. (Value or consideration shown in aforementioned deed $0.00.)

Edbridge Austin Fox having died on March 31, 1998, leaving Betty Fox as the surviving tenant by the entirety; and Betty Fox having died intestate on May 13, 2016, vesting title in her sole heirs at law, Elbridge Houston Fox and David Eugene Fox as evidenced by an Affidavit of Heirship of record in Instrument No. 20161107-0117532, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Paul Holden, Jr., Christopher Hardy Holden and Bradley William Holden by Warranty Deed from Elbridge Houston Fox and wife, Sandra Fox and David Eugene Fox and wife, Helen Fox of record in Instrument No. 20161107-0117533 Register's Office for Davidson County, Tennessee, dated October 28, 2016 and recorded on November 07, 2016.

The above described tract or parcel of land is not, nor has it ever been, the Grantor's primary residence.

This conveyance is subject to the following: Taxes for the year 2018, which by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Map of record in Book 2083, page 38, and Restrictions of record in Book 1583, page 423; Book 2083, page 38 and Book 2145, page 262, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2912 McCampbell Ave., Nashville, TN 37214
(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 this 15th day of March, 2018.

John Paul Holden, Jr.

Christopher Hardy Holden

Bradley William Holden

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared **John Paul Holdn, Jr., Christopher Hardy Holden and Bradley William Holden**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 15th day of March, 2018.

Notary Public
My Commission Expires: 6/12/21

File No.: 27144

VALERIE L KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-12-2021