Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Bill Garrett Davidson County
Batch# 84436 **DEEDWARR**
04/25/2018 09:09:59 AM 3 pgs
Fees: $18.00 Taxes: $1,905.50

20180425-0038749

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF** Davidson The actual consideration or value, whichever is greater, for this transfer is $515,000.00. Affiant Subscribed and sworn to before me, this 19th day of April, 2018. Notary Public My commission expires:

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Randall Smith	**Randall Smith**	**083-04-0G-001.00-CO**
408A Rosebank Avenue	**3111 Sleep Hollow**	
Nashville, TN 37206	**Temple, TX 76502**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Laura F. Holt and Robert D. Holt, Trustees of The Holt Family Trust dated May 21, 2013

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Randall Smith, a married man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. A of The Plan of Homes at 408 Rosebank, a Horizontal Property Regime with Private Elements as shown on Exhibit "B" of Homes at 408 Rosebank, of record in Instrument No. 20140314-0021561, Register's Office of Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete a more accurate legal description.

Being the same property conveyed to Laura F. Holt and Robert D. Holt, Trustees of the Holt Family Trust dated May 21, 2013 by Warranty deed from Shawn Rohan and Libbie Rohan, husband and wife, of record as Instrument No. 20141216-0115082 in the Register's Office for Davidson County, Tennessee.

This is improved property known as **408A Rosebank Avenue, Nashville, TN 37206.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 16th day of April, 2018.

Laura F. Holt Trustee
Laura F. Holt, Trustee of the Holt Family Trust, dated May 21, 2013

Robert D. Holt Trustee
Robert D. Holt, Trustee of the Holt Family Trust, dated May 21, 2013

STATE OF CALIFORNIA
COUNTY OF CONTRA COSTA

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Laura F. Holt and Robert D. Holt, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they are ~~Trustees of the Holt Family Trust, dated May 21, 2013,~~ and that as ~~Trustees~~ they are authorized by the Trust to execute the within instrument as its Trustees for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 16th day of April, 2018.

See Attached

Notary Public
My Commission Expires: 8/26/2021

SolomonParks File No. 18-001089-524

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Contra Costa } **s.s.**

On April 16 2018 before me, M Vigo (notary Public)
Name of Notary Public, Title

personally appeared Lenna F Holt
Name of Signer (1)

Robert D Holt
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

M. VIGO
Notary Public - California
Solano County
Commission # 2207912
My Comm. Expires Aug 26, 2021

Signature of Notary Public

Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____,

containing _____ pages, and dated _____.

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
- ☐ Attorney-in-fact
- ☐ Corporate Officer(s) _____
  Title(s)
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☑ Trustee(s)
- ☐ Other: _____

representing: _____
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

Other
☐ Additional Signer ☐ Signer(s) Thumbprints(s)
☐ _____

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