Bill Garrett Davidson County
Batch# 84544 DEEDWARR
04/25/2018 10:45:38 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20180425-0038909

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-1794

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $275,000.00

Affiant

Subscribed and sworn to before me, this the 20th day of April, 2018

Notary Public
My Commission Expires: 5/5/2020

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Shawn M. Craig and Tiffanie B. Craig<br>155 Beachview Ave.<br>Pacifica, CA 94044 | Star One Credit Union<br>PO Box 3643<br>Sunnyvale, CA 94088 | 07214031200 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Michael Holt and Alyson Holt, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Shawn M. Craig and Tiffanie B. Craig, husband and wife**, hereinafter called the Grantee(s), his/her/their 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. 27 of Block A on the Map of Belle Forest No. 2 of record in Book 843, Page 94, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael Holt and wife, Alyson Holt by Warranty Deed from John Blackwell, married and Frank Bryant, unmarried, recorded on the 25th day of February, 2013 in Instrument No. 20130225-0018633, in the Register's Office of Davidson County, Tennessee.

This Instrument executed on behalf of Michael Holt ("Principal") by Alyson Holt pursuant to the Power of Attorney of record in Instrument Number 20180425-0038908, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is ☒ improved or ☐ unimproved property located at: **1309 Chester Avenue, Nashville, TN 37206.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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. Whenever 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,** Grantor has executed this instrument on this 20th day of April, 2018.

GRANTOR:
Michael Holt by Alyson Holt his attorney in fact
Michael Holt by Alyson Holt, his Attorney-In-Fact

Alyson Holt
Alyson Holt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared ~~Michael Holt and~~ Alyson Holt, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of April, 2018.

AMANDA VAUGHN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Amanda Vaughn
Notary Public
My Commission expires: 5/5/2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alyson Holt the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Michael Holt ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 20th day of April, 2018.

AMANDA VAUGHN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Amanda Vaughn
Notary Public
My Commission expires: 5/5/2020

EXHIBIT "A"
TO Warranty Deed
From: Michael Holt and Alyson Holt
To: Shawn M. Craig and Tiffanie B. Craig

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Alyson Holt
Affiant

WITNESS my hand and seal at office this 20th day of April, 2018.

Amanda Vaughn
Notary Public
My Commission Expires: 5/5/2020

