Bill Garrett Davidson County
Batch# 87358 DEEDWARR
05/02/2018 09:47:14 AM 2 pgs
Fees: $13.00 Taxes: $1,766.75
20180502-0041498

Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $477,500.00

Affiant

Subscribed and sworn to before me this 30th day of April, 2018.

Notary Public
My commission expires: 7/5/21

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Ryan Holt and Megan Holt	New Owner	116-08-0-018

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($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 **Harold P. Caldwell, III and Susan N. Caldwell, a married couple** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Ryan Holt and Megan Holt, husband and wife,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the southerly 50 foot of Lot No. 109 on the Plan of Kenner Manor Land Company's Second Addition of record in Book 421 Page 100, Register's Office for Davidson County, Tennessee described as follows:

Said part of said lot front 50 foot on the northeasterly side of Woodmont Boulevard and runs back between parallel lines 200 feet to a dead line in the rear.

Being the same property conveyed to Harold P. Caldwell, III and Susan N. Caldwell, husband and wife, by Warranty Deed from Lee Ann Kennedy, an unmarried person, of record in Instrument No. 20160205-0011266 and dated February 4, 2016.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Kenner Manor Land Company's Second Addition of record in Plat Book 421 Page 100 Register's Office for Davidson County, Tennessee.

2. Easement of record in Book 3982 Page 160.

This property is improved property known as 176 Woodmont Boulevard, Nashville, TN 37205

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 30th day of April, 2018.

Harold P. Caldwell, III

Susan N. Caldwell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of April, 2018, before me personally appeared Harold P. Caldwell, III and Susan N. Caldwell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at Brentwood, Tennessee, this 30th day of April, 2018.

Notary Signature
My commission expires: 2/25/19