WARRANTY DEED

Bill Garrett Davidson County
Batch# 96307 DEEDWARR
05/24/2018 11:03:30 AM 8 pgs
Fees: $43.00 Taxes: $370.00
20180524-0049850

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$100,000.00.

LeeAnn Maloney
Affiant

Subscribed and sworn to before me this 16th day of May, 2018

Julie Coone
Notary Public
My Commission expires: 5-3-2021
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Hozan Barwari	SAME	147-07-0-147.00
1113 Arrowhead Drive		
Brentwood, TN 37027		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **JAMES ANDRE HOLT, JOHN ROBERT HOLT, JR., JUDITH FAYE DANIELS, SHELIA MARIE GILL, GLORIA CARTER AND MILTON DALE HOLT,** hereinafter called the GRANTORS, do hereby bargain, sell, convey and confirm unto **Nashville Homes, LLC, a Tennessee limited liability company**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Beginning at the northwest corner of a one acre tract heretofore sold by L. I. Harris to said Henrietta White; running thence west with the north boundary line of the ten acre tract of the Ed Ensley land and being a portion of the same sold by decree of Chancery Court, at Nashville in the case of J. C. Provine Administrator, et als, vs H. M. Williams, et als, said decree rendered at the May term of said court in 1866; 209.4 feet to a point in said line; thence south 10 degrees west 208 feet to a point; thence east 209.4 feet to the said Henrietta Warren's southwest corner; thence north 10 degrees east 208 feet to the beginning and containing one acre, and being the same tract of ground conveyed to Henrietta White, who is now Henrietta Warren by L. I. Harris by deed registered in the Register's Office of Davidson County, Tennessee, in Book 115, Page 440, to which reference is here made for a more perfect description.

Included in the above legal description, but hereby expressly excluded in this conveyance is the parcel of land described in Instrument of record in Book 3226, Page 1, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John R. Holt and wife, Mary Elizabeth Holt from Robert Holt, Jr., and wife, Wilhelmina Holt by Warranty Deed on April 8, 1949, of record in Book 1713, Page 493, Register's Office for Davidson County, Tennessee. John Robert Holt having since died on August 8, 1985. Mary Elizabeth Holt having since died on October 23, 2009.
Affidavit of Heirship, dated May 4, 2018, naming the heirs at law of Mary Elizabeth Holt to be, James Andre Holt, John Robert Holt, Jr., Judith Faye Daniels, Shelia Marie Gill, Gloria Carter, and Milton Dale Holt, of record in Instrument Number 201805240049849**, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 and subsequent years.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **4353 Goins Road, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this May _____, 2018.

The heirs at Law of Mary Elizabeth Holt

_____
James Andre Holt

_____
John Robert Holt, Jr.,

_____
Judith Fay Daniels

_____
Shelia Marie Gill

_____
Gloria Carter

_____
Milton Dale Holt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared JAMES ANDRE HOLT AND MILTON DALE HOLT to me known to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 7, 2018.

My commission expires 5-3-2021

JULIE GOOCH STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public

STATE OF _____
COUNTY OF_____

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared JOHN ROBERT HOLT, JR., to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May ____, 2018

My commission expires _____

_____
Notary Public

STATE OF NORTH CAROLINA
COUNTY OF_____

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared JUDITH FAYE DANIELS, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May ____, 2018

My commission expires _____

_____
Notary Public

STATE OF NORTH CAROLINA
COUNTY OF Wake

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared SHELIA MARIE GILL, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 4, 2018

My commission expires 10/11/2018

Regina J. Powell

Notary Public

REGINA J. POWELL NOTARY PUBLIC GUILFORD COUNTY, NC

STATE OF NORTH CAROLINA
COUNTY OF_____

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared GLORIA CARTER, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May ____, 2018

My commission expires _____

_____
Notary Public

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 our hands this May _____, 2018.

The heirs at Law of Mary Elizabeth Holt

_____
James Andre Holt

John R. Holt Jr.
John Robert Holt, Jr.,

_____
Judith Fay Daniels

_____
Shelia Marie Gill

_____
Gloria Carter

_____
Milton Dale Holt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared JAMES ANDRE HOLT AND MILTON DALE HOLT to me known to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 7, 2018

My commission expires _____

_____
Notary Public

STATE OF Arizona
COUNTY OF Maricopa

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared JOHN ROBERT HOLT, JR., to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 4, 2018

My commission expires 06-14-2019

Kimberleigh Holtclaw
Notary Public
Maricopa County, Arizona
My Comm. Expires 6-14-19

Kimberleigh Holtclaw
Notary Public

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 our hands this May _____, 2018.

The heirs at Law of Mary Elizabeth Holt

_____
James Andre Holt

_____
John Robert Holt, Jr.,


Judith Fay Daniels

_____
Shelia Marie Gill

_____
Gloria Carter

_____
Milton Dale Holt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared JAMES ANDRE HOLT AND MILTON DALE HOLT to me known to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 7, 2018

My commission expires _____

_____
Notary Public

STATE OF _____
COUNTY OF_____

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared JOHN ROBERT HOLT, JR., to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May ____, 2018

My commission expires _____

_____
Notary Public

STATE OF NORTH CAROLINA
COUNTY OF Wake

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared JUDITH FAYE DANIELS, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 4, 2018

My commission expires NOV 25, 2019

Beth L. Rosen

Notary Public

BETH L. ROSEN
Notary Public, North Carolina
Wake County
My Commission Expires
November 25, 2019

STATE OF NORTH CAROLINA
COUNTY OF_____

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared SHELIA MARIE GILL, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May ____, 2018

My commission expires _____

_____
Notary Public

STATE OF NORTH CAROLINA
COUNTY OF_____

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared GLORIA CARTER, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May ____, 2018

My commission expires _____

_____
Notary Public

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 our hands this May 4, 2018.

The heirs at Law of Mary Elizabeth Holt

_____
James Andre Holt

_____
John Robert Holt, Jr.,

_____
Judith Fay Daniels

_____
Shelia Marie Gill

Gloria Carter
_____
Gloria Carter

_____
Milton Dale Holt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared JAMES ANDRE HOLT AND MILTON DALE HOLT to me known to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 7, 2018

My commission expires _____

_____
Notary Public

STATE OF _____
COUNTY OF_____

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared JOHN ROBERT HOLT, JR., to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May ____, 2018

My commission expires _____

_____
Notary Public

STATE OF NORTH CAROLINA
COUNTY OF_____

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared JUDITH FAYE DANIELS, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May ____, 2018

My commission expires _____

_____
Notary Public

STATE OF NORTH CAROLINA
COUNTY OF_____

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared SHELIA MARIE GILL, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May ____, 2018

My commission expires _____

_____
Notary Public

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared GLORIA CARTER, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 4, 2018

My commission expires JULY 24, 2021

_____
Notary Public

DENNIS BROWN II
Notary Public
Johnston Co., North Carolina
My Commission Expires July 24, 2021

I, Andy Maloney, 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.

_____
Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

_____ My commission expires: 5-3-2021
Notary's Signature

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

201805240049850