THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P18-24878

Bill Garrett Davidson County
Batch# 105800 DEEDWARR
06/18/2018 11:35:32 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20180618-0058293

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~415,000.00~~ $425,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF June, 2018

Tabatha Edwards
Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

NASHVILLE, TN 37206

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charlotte D. Holt	New Owner	MAP 088-00-0
1029 Garland Hollow Road		057.00
Pegram, TN 37143		
(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, I, **Sandra Flock, a single person**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charlotte D. Holt, an unmarried woman and Erric H. Holt and Carolyn R. Holt, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND LOCATED IN THE 12TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS TRACT NO. 17 OF THE JOHN T. HAILEY, JR. AND WIFE ANN S. HAILEY PROPERTY, AS DESCRIBED ACCORDING TO A SURVEY BY REX NORTHCUTT, REGISTERED LAND SURVEYOR, LICENSE NO. 77 DATED APRIL 26, 1996 AS FOLLOWS:
BEGINNING AT A METAL PIN ON THE SOUTH MARGIN OF A PROPOSED 50.00 WIDE RIGHT OF WAY (OFF GARLAND HOLLOW ROAD) AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT SAID PIN BEING 1,273.66 FEET FROM A POINT IN THE CENTER OF GARLAND HOLLOW ROAD, AND THIS POINT BEING 211.62 FEET FROM THE NORTHWEST CORNER OF THE CHARLES MCCOY PROPERTY; THENCE WITH THE TRUE POINT OF BEGINNING, AND WITH SAID SOUTH MARGIN OF PROPOSED 50.00 FOOT WIDE RIGHT OF WAY N 68 DEGREES 17 MIN 40 SEC E 275.00 FEET TO A POINT AT THE BEGINNING OF A CUL-DE-SA\'c7, THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE LEAVING SAID CUL-DE-SAC S 25 DEG 35 MIN 31 SEC E 627.28 FEET TO A METAL PIN IN THE NORTH LINE OF AUSTIN POWDER PROPERTY, THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, 111.44 FEET TO A POINT; THENCE, S 37 DEG., 26 MIN 47SEC W 269.31 FEET TO A METAL PIN, THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, LEAVING SAID NORTH LINE N 22 DEG 31 MIN 48 SEC W 847.24 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Sandra Flock, a single person by Warranty deed from Michael J. Munday and Misty S. Munday, husband and wife of record in Instrument No. 20040915-0111317 Register's Office for Davidson County, Tennessee, dated September 14, 2004 and recorded on September 15, 2004

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1029 Garland Hollow Road, Pegram, TN 37143.**

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 my hand this the 15th day of June, 2018.

Sandra Flock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sandra Flock** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15th day of June, 2018.

My Commission expires: March 3 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY