Bill Garrett Davidson County
Batch# 106455 DEEDWARR
06/19/2018 12:07:17 PM 2 pgs
Fees: $13.00 Taxes: $1,269.10
20180619-0058925

WARRANTY DEED

2018-1161

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $343,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 14th day of June, 2018.

Notary Public

(Affix Seal) My Commission Expires

TAMMY SEXTON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY My Commission Expires JUL 13, 2020

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kody Lee Holt and Lauren Margaret Holt 347 Blackman Road Nashville, TN 37211	First Community Mortgage 262 Robert Rose Drive Suite 101 Murfreesboro, TN 37129	147.05-0-183.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Andrew T. McHalpine and Krista S. McHalpine**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Kody Lee Holt and Lauren Margaret Holt, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, said premises being further described as follows:

Being Lot 51, Section 1, Caldwell Country Estates, as shown on plat of record in Plat Book 2663, page 68 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Andrew McHalpine and Krista McHalpine, husband and wife, from Benjamin H. Ernst, unmarried, by Warranty Deed dated January 27, 2015 and recorded January 29, 2015 in Instrument No. 201501290008513, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 347 Blackman Road, Nashville, TN 37211.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 14th day of June, 2018

Andrew T. McHalpine

Krista S. McHalpine

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Andrew T. McHalpine and Krista S. McHalpine, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of June, 2018.

Notary Public
My Commission Expires: 6-30-2019

April G. Nichols
State of Tennessee Notary Public
Williamson County