Bill Garrett Davidson County
Batch# 111975 DEEDWARR
07/03/2018 10:50:43 AM 3 pgs
Fees: $18.00 Taxes: $1,138.77

20180703-0064383

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $307,777.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 29th day of June, 2018.

NOTARY PUBLIC

My commission expires:

KIMBERLY J. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Stephen W. Higgins (NAME)	Outreach Community Food Cy (NAME)	09616020500
763 Fitzpatrick Road (ADDRESS)	3904 Central Pk (ADDRESS)	
Nashville, TN 37214	Hermitage TN 37076	

Warranty Deed

For and in Consideration of the sum of $307,777.00 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 **Kristi L. Holt,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Stephen W. Higgins**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Described as follows:
Beginning at an iron pin (by others) lying in the easterly right of Fitzpatrick Road N8 49'52"E, 497 .53 feet from the most northerly return of Blackwood Drive, said iron pin being the southwesterly corner of the herein described property; thence continuing with the easterly right of way of Fitzpatrick Road N8 49'52"E, 109.94 feet to the point of curvature of a curve to the right with a delta of 2 48'37", a radius of 2840.00 feet and an arc length of 139.30 feet to an iron pin in concrete (by others), said iron pin being the northwesterly corner of the herein described tract; thence leaving said right of way of Fitzpatrick Road and running with the southerly line of Lot No. 1., on the plan of Larchwood, Section 1A, as of record in Plat Book 5060, Page 137, R.O.D.C., Tennessee, SB1 14'54"E,142.86 feet to a concrete monument {by others) and being the southeasterly corner of said Lot No. 1; thence continuing with the northerly line of this tract SB1 44'57"E, 287 .88 feet to an iron pin being the northeasterly corner of the herein described tract and being the northwesterly corner of Lot No. 1, on the Plan of Downwind Acres, as of record in Plat Book 5800, Page 60, R.O.D.C., Tennessee; thence with the westerly line of said Lot No. 1 S11 45'46"W, 206.84 feet to an iron pin (set) and being the southeasterly corner of the herein described tract; thence running with Lots No. 10 and No. 9 on the plan of Section 2. Addition to Larchwood, as of record in Plat Book 6200, Page 324, R.O.D.C., Tennessee S84 04'46"W, 180.90 feet to an iron pin (by others) lying in the line of said Lot No. 9; thence continuing with the Northerly line of Lot No. 9 and passing an iron pin at the northerly line of Lot No. 1, Section 1, addition to Larchwood. As of record in Plat Book 6250, page 429, R.O.D.C., Tennessee and continuing with the northerly line of said Lot No. 1, N81 05 36"W, 248.60 feet to the point of beginning and containing 2.365 acres, more or less.

Being the same property conveyed to Thomas E. Holt, Jr., and Kristi L. Holt by deed from Judy D. Stickney f/k/a Judy D. Garrison of record in Instrument Number 20150113-0003463, said Register's Office. The said Thomas E. Holt Jr. having sinc deceased leaving Kristi L. Holt, his sole surviving spouse.

See Death Certificate of Thomas E. Holt, Jr., attached hereto and made a part here of.

This property is __unimproved _X_improved property known as: 763 Fitzpatrick Road, Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 29th day of June, 2018.

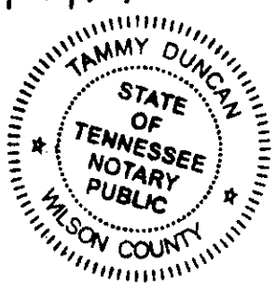
Kristi L. Holt

STATE OF TENNESSEE
COUNTY OF WILSON

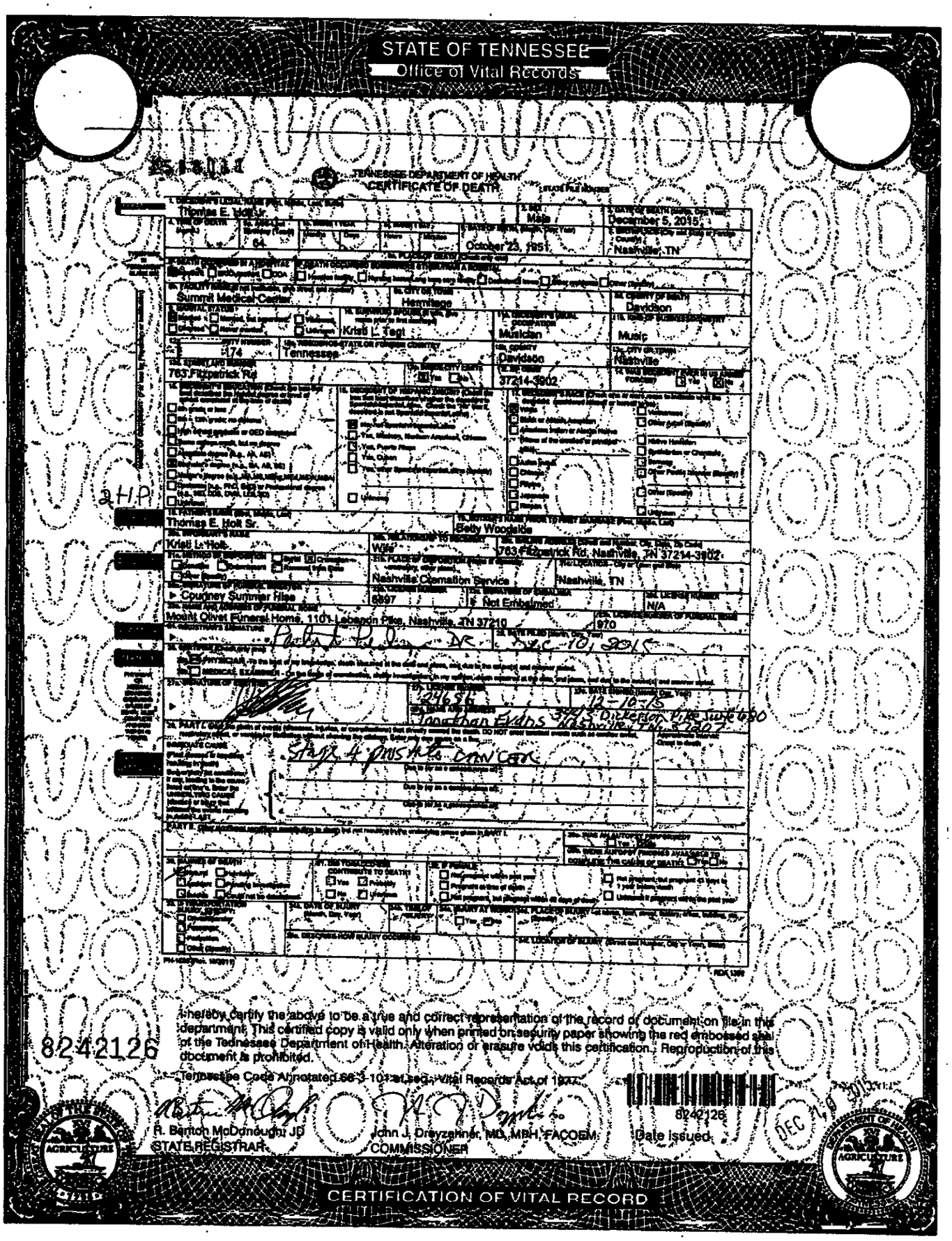
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kristi L. Holt, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of June, 2018.

Notary Public
My Commission Expires: 4/17/19



After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122



STATE OF TENNESSEE
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

1. DECEDENT'S LEGAL NAME (Incl. Alias, Last Name): Thomas E. Holt Jr.
2. SEX: Male
3. DATE OF DEATH (Month, Day, Year): December 5, 2015
4. TIME OF DEATH: 64
5. DATE OF BIRTH (Month, Day, Year): October 23, 1951
6. BIRTHPLACE (City and State or Foreign Country): Nashville, TN
7. DEATH OCCURRED IN A HOSPITAL: Yes
8. PLACE OF DEATH: Inpatient
9. FACILITY NAME (If not institution, give street and number): Summit Medical Center
10. CITY OR TOWN: Hermitage
11. COUNTY OF DEATH: Davidson
12. MARITAL STATUS: Married
13. SURVIVING SPOUSE (If wife, give maiden name): Kristi L Tegt
14. DECEDENT'S USUAL OCCUPATION: Musician
15. KIND OF BUSINESS/INDUSTRY: Music
16. RESIDENCE-STATE OR FOREIGN COUNTRY: Tennessee
17. COUNTY: Davidson
18. CITY OR TOWN: Nashville
19. STREET AND NUMBER: 763 Fitzpatrick Rd
20. APT. NO.: 174
21. ZIP CODE: 37214-3902
22. INSIDE CITY LIMITS?: Yes
23. DECEDENT EDUCATION: 12th grade, no diploma
24. DECEDENT OF HISPANIC ORIGIN?: No, not Spanish/Hispanic/Latino
25. RACE: White
26. FATHER'S NAME (First, Middle, Last): Thomas E. Holt Sr.
27. MOTHER'S MAIDEN NAME (First, Middle, Last): Betty Woodside
28. INFORMANT'S NAME: Kristi L. Holt
29. INFORMANT'S RELATIONSHIP TO DECEDENT: Wife
30. INFORMANT'S MAILING ADDRESS: 763 Fitzpatrick Rd. Nashville, TN 37214-3902
31. METHOD OF DISPOSITION: Cremation
32. PLACE OF DISPOSITION: Nashville Cremation Service
33. LOCATION - City or Town and State: Nashville, TN
34. SIGNATURE OF FUNERAL SERVICE LICENSEE OR PURCHASER: Courtney Summer Rise
35. LICENSE NUMBER: 6897
36. SIGNATURE OF EMBALMER: Not Embalmed
37. LICENSE NUMBER: N/A
38. NAME AND ADDRESS OF FUNERAL HOME: Mount Olivet Funeral Home, 1101 Lebanon Pike, Nashville, TN 37210
39. LICENSE NUMBER OF FUNERAL HOME: 970
40. REGISTRAR'S SIGNATURE: Parker Pitt JR.
41. DATE FILED (Month, Day, Year): DEC 10, 2015
42. CERTIFICATION OF DEATH: PHYSICIAN - To the best of my knowledge, death occurred at the date and place, and due to the cause(s) and manner stated.
43. SIGNATURE OF CERTIFIER: [signature]
44. LICENSE NUMBER: 24656
45. DATE SIGNED (Month, Day, Year): 12-10-15
46. NAME AND ADDRESS OF CERTIFIER: Jonathan Evans 3401 Division St. Ste 630 Nashville, TN 37207
47. PART I. Enter the chain of event(s), diseases, injuries, or complications that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. Enter only one cause on a line.
IMMEDIATE CAUSE (Final disease or condition resulting in death): Stage 4 prostate cancer
Due to (or as a consequence of):
Due to (or as a consequence of):
Due to (or as a consequence of):
APPROXIMATE INTERVAL: Onset to death
48. PART II. Other significant conditions contributing to death but not resulting in the underlying cause given in PART I.
49. WAS AN AUTOPSY PERFORMED?: No
50. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH?: No
51. MANNER OF DEATH: Natural
52. DID TOBACCO USE CONTRIBUTE TO DEATH?: No
53. IF FEMALE: Not pregnant within past year
54. TIME OF INJURY: Unknown if pregnancy within the past year
55. INJURY AT WORK?: No
56. PLACE OF INJURY (At home, farm, street, factory, office building, etc.):
57. LOCATION OF INJURY (Street and Number, City or Town, State):
58. DESCRIBE HOW INJURY Ooccurred:
59. DATE OF INJURY (Month, Day, Year):
60. TIME OF INJURY:
61. INJURY (Specify):
62. TRANSPORTATION (Driver, Passenger, Pedestrian, Other):
RDK 1/99

I hereby certify the above to be a true and correct representation of the record or document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Tennessee Department of Health. Alteration or erasure voids this certification. Reproduction of this document is prohibited.

Tennessee Code Annotated 68-3-101 et seq., Vital Records Act of 1977

8242126

R. Benton McDonough JD
STATE REGISTRAR

John J. Dreyzehner, MD, MBH, FACOEM
COMMISSIONER

8242126

Date Issued: DEC 16 2015

CERTIFICATION OF VITAL RECORD