Karen Y Johnson Davidson County
Batch# 148036 DEEDWARR
10/02/2018 02:49:04 PM 2 pgs
Fees: $13.00 Taxes: $1,498.50
20181002-0097795

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $405,000.00 Affiant Subscribed and sworn to before me, this the 1st day of October, 2018. Notary Public My commission expires:

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-06-2022

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Michael S. Holt Kelly L. Holt	New Owners	
6713 Betts Court		083-03-3C-002.00-CO
College Grove, TN 37046		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BARLOW BUILDERS, LLC A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL S. HOLT AND KELLY L. HOLT, HUSBAND AND WIFE**,, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 109D on the Plan of Declaration of Covenants, Conditions and Restrictions for 109C and 109D Rosebank Avenue Townhomes, as shown on Exhibit "C" of East Greenway Park, of record in Instrument No. 20171108-0115229, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to William J. Mangrurn, Jr. and wife, Frances Lou Wright Mangrum from Hubert B. Wright and wife, Jessie Lou Elizer Wright by Warranty Deed dated January 31, 1967, of record in Book 4098, page 941, Register's Office for Davidson County, Tennessee. William J. Mangrum, Jr. having since died on or about June 11, 1994, leaving Frances Lou Wright Mangrum the sole surviving tenant by the entirety. Frances Wright Mangrum conveyed her interest, for the express purpose of creating a tenancy in common, to Sandra T. Richardson, Trustee, who conveyed the property to Frances Wright Mangrurn, Patsy Mangrum Walls, and William Hubert Mangrum, as tenants in common with right of survivorship, by Quitclaim Deed dated August 25, 1998, of Record in Book 11099, page 967, Register's Office for Davidson County, Tennessee. Frances Wright Mangrum having since died on or about April 22, 2016.

Being a portion of the same property conveyed to Barlow Builders, LLC, a Tennessee limited liability company by Warranty deed from Patsy M. Craddock (f/k/a Patsy Mangrum Walls) and William Hubert Mangrum, tenants in common with right of survivorship of record in Instrument No. 20161019-0110725 Register's Office for Davidson County, Tennessee, dated October 18, 2016 and recorded on October 19, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 113 B Rosebank Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of October, 2018.

Barlow Builders, LLC, a Tennessee Limited Liability Company

Carolyn Francis

Carolyn Francis, Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Carolyn Francis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Representative of Strategic Options International, LLC a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 1st day of October, 2018.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021