39B

Karen Y Johnson Davidson County
Batch# 150156 DEEDWARR
10/09/2018 12:23:41 PM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20181009-0100061

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR ~~THIS TRANSFER IS~~ $375,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF October, 2018.

NOTARY PUBLIC

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 8, 2022

THIS INSTRUMENT PREPARED BY:
Michael P. Davis, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| Samantha Roe<br>1404 Ardee Ave<br>Nashville, TN 37216 | Wells Fargo Bank, NA<br>101 N. Phillips Ave<br>Sioux Falls, SD<br>57104 | 072040198.00 |

## Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

**RICHARD O. HOLT, JR., UNMARRIED**

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**SAMANTHA ROE, A SINGLE PERSON**

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Nos. 18 and 23 of Block "F" on the Plan of Country Club Estates, of record in Plat Book 843, Page 95, in the Register's Office for Davidson County, Tennessee.

Said Lots front 100 feet on the westerly side of Mildred Avenue and run back between parallel lines 295.5 feet on the northerly line and 288 feet on the southerly line, to a dead line, measuring 100.4 feet thereon.

Being the same property conveyed to Richard O. Holt, Jr. by Warranty Deed from Mary E. Brown and Georgia Brown Chambers, of record in Book 1538, Page 97, Register's Office for Davidson County, Tennessee, dated October 22, 1947 and recorded on October 28, 1947.

This improved property is known as 1404 Ardee Avenue, Nashville, TN 37216.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 3RD day of October, 2018.

Richard O. Holt Jr by Marianna L Walker

Richard O. Holt, Jr., by Marianna L. Walker, his Attorney-in-Fact

State of Tennessee )
County of Davidson )

On this 3RD day of October, 2018, before me personally appeared Marianna L. Walker, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Richard O. Holt, Jr., and who acknowledged that she executed the same as the free act and deed of Richard O. Holt, Jr. as referenced in Power of Attorney of record in Instrument No. 20130625-0064998, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at office, this 3RD day of October, 2018

Jeff Shoulders

Notary Public

My commission expires: 09-07-2021

JEFF SHOULDERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES