ADDRESS NEW OWNER: Charles N. Kiner
Jacqueline P. Kiner
112 Lake Forest Court
Nashville, TN 37217

SEND TAX BILL TO: NEW OWNER

MAP-PARCEL NOS. 136-0-0A-025

Karen Y Johnson Davidson County
Batch# 182834 DEEDWARR
01/11/2019 10:05:37 AM 2 pgs
Fees: $13.00 Taxes: $444.00
20190111-0003049

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6P-18-0112

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **William L. Holder and Sherri L. Holder aka Sherry L. Holder** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Charles N. Kiner and Jacqueline P. Kiner, husband and wife,** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 4-A, Lot 4, in a Horizontal Property Regime as shown on the condominium site plan, Lots 3-10, 63 and 64, Section Two, Priest Lake Forest of record in Plat Book 5800, Page 157, a Revision of Plat Book 5800, Page 116, Register's Office Davidson County, Tennessee.

Being the same property conveyed to William L. Holder and spouse, Sherri L. Holder, from Joseph A. Hostettler, Sr., and spouse, Anita L. Hostettler, by Warranty Deed recorded on July 15, 2002, in Instrument No. 20020715-0084569, Register's Office for Davidson County, Tennessee.

This is property with a common address of 112 Lake Forest Court, Nashville, TN 37217.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters appearing on the Plan of record in Plat Book 5800, Page 157, Register's Office for Davidson County, Tennessee.(3) Declaration of Conditions, Covenants, and Restrictions for Priest Lake Forest Condos Phase II of record in Book 6021, Page 107, said Register's Office.(4) Master Deed for Priest Lake Forest Condos Phase I in Book 5931, Page 645; Amended in Book 6199, Page 270; Amended in Instrument No. 20090602-0050792; Master Deed for Priest Lake Forest Condos Phase II in Book 6021, Page 101, said Register's Office.(5) By-Laws for Priest Lake Forest Condos of record in Book 6021, Page 102, said Register's Office.(6) Deed to Metro for water main of record in Book 5914, Page 467, said Register's Office.(7) Deed to Metro for sanitary sewer of record in Book 5914, Page 508, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 8th day of January 2019.

William L. Holder, Seller

Sherri L. Holder by Cindy S. Smith, Attorney-In-Fact, Seller

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **William L. Holder,** with whom I am personally acquainted, or who 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 at office this 8th day of January 2019.

Notary Public
My Commission Expires:

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

STATE OF TENNESSEE
COUNTY OF Davidson

On this 8th day of January 2019, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Cindy S. Smith, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of Sherri L. Holder, and is authorized by him/her to execute this instrument on his/her behalf by virtue of a Durable Power of Attorney recorded in Instrument No. 20190108-0002115 in said Register's Office.

Witness my hand and official seal at office, this 8th day of January 2019.

Notary Public
My Commission Expires: _____

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

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $120,000.00.

Affiant

Subscribed and sworn before me this 8th day of January 2019.

Notary Public
My Commission Expires: _____

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

File No. 1810K291