WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of January, 2019. Notary Public MY COMMISSION EXPIRES: 11-5-19 (AFFIX SEAL)
File No. TE0004839	

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206		
ADDRESS NEW OWNER(S) AS FOLLOWS: Erric H. Holt and Carolyn R. Holt	SEND TAX BILLS TO: NEW OWNER	MAP-PARCEL NUMBERS 155-16-0-011.00
(NAME) 5048 Chaffin Drive	(NAME)	
(ADDRESS) Nashville, TN, 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 188377 **DEEDWARR**
01/25/2019 02:05:20 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20190125-0007544

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Arthur P. Manz and Patricia R. Manz,** husband and wifeHEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Erric H. Holt and Carolyn R. Holt, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 12 on the plan of Pasquo Park Subdivision, Section 1, as of record in Book 3600, Page 53, Register's Office of Davidson County, Tennessee.

Said Lot No. 12 fronts 137 feet on the northerly side of Chaffin Drive, and runs back 224 feet on the westerly line and 242.8 feet on the easterly line, which is a broken line, to a dead line in the rear, measuring90 feet thereon, more or less.

Being the same property conveyed to Arthur P. Manz and wife, Patrica R. Manz, by Warranty Deed from Janice Blazer Tant, unmarried, of record in Instrument No. 20070424-0048848, in the Register's Office of Davidson County, Tennessee, dated April 20, 2007 and recorded on April 24, 2007.

The Grantor's name was misspelled on the previous deed. The correct spelling is Patricia R. Manz.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 5048 Chaffin Drive, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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, 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 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 my hand this 18th day of January, 2019.

Arthur P. Manz

Patricia R. Manz

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 Arthur P. Manz and Patricia R. Manz, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 18th day of January, 2019.

Notary Public

My commission expires: 9-8-22

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY