RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

Karen Johnson Davidson County
Batch# 221341 DEEDWARR
04/24/2019 09:54:42 AM 2 pgs
Fees: $13.00 Taxes: $1,446.33

20190424-0037547

19-0079

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is ~~$395,900.00~~ $390,900.00

Affiant

Subscribed and sworn to before me this 12th day of April, 2019.

Notary Public
My Commission Expires: 8-20-2019

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
Richard T. Holaway	New Owner	
5709 Cloverland Place		171-07-0-009.00
Brentwood, TN 37027		

WARRANTY DEED

For and in 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, we

Margaret Kristin Selph, a single person,

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

Richard Holaway and Laura Holaway, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Section 2, Cloverland Acres, of record in Book 4460, page 114, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Margaret Kristin Selph and Hardy M. Selph, wife and husband, by deed dated October 30, 2006 and recorded October 31, 2006 from Edward A. Hefner and wife, Deborah J. Hefner, of record in Instrument Number 20061031-0135244, and being further conveyed to Margaret Kristin Selph, a single person, by deed dated October 18, 2018 and recorded October 19, 2018 from Hardy Murfree Selph, Jr., a single person, of record in Instrument Number 20181019-0104048, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **5709 Cloverland Place, Brentwood, TN 37027.**

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 our hands this 12th day of April, 2019.

Margaret Kristin Selph

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Margaret Kristin Selph**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of April, 2019.

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Kimbra Spann, Notary Public

My Commission Expires: 2/20/~~2019~~ 2023 (KS)