WARRANTY DEED

Karen Johnson Davidson County
Batch# 224704 DEEDWARR
05/02/2019 09:00:07 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20190502-0040698

MARY ANNE BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires 01-29-2020

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Justin Holt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF April, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Holt	Pinnacle Bank	
(NAME) 700 William Howard Place	(NAME) 150 3rd Avenue South, Ste 1000	090120B00100CO
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 **Andrea DeFalco, unmarried,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Justin Holt, a single man,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 1 on the Plan of Hodges Estates of record in Plat Book 11700, Page 33, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

FOR INFORMATION PURPOSES ONLY: 700 William Howard Place, Nashville, TN 37209

Being the same property conveyed to Andrea DeFalco, unmarried by Warranty Deed from Jay Brian Stinson, married of record in Instrument No. 20120706-0059354, Register's Office for Davidson County, Tennessee, dated May 17, 2012 and recorded on July 06, 2012. (Value of consideration shown in aforementioned deed $134,500.00.)

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 11700, Page 33, in the Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11701, Page 212, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. Charter recorded at Book 11701, Page 221, in the said Register's Office. Homeowners Association Charter of record in Instrument Number 20010202-0010627, in the Register's Office for Davidson County, Tennessee; and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 700 William Howard Pl Nashville, TN 37209
(unimproved)
(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 30th day of April, 2019.

Andrea DeFalco by Ashlee D. Page, Attorney in Fact

Andrea DeFalco by Ashlee D. Page, Attorney in Fact

STATE OF TN
COUNTY OF Davidson

Personally appeared Ashlee D. Page, 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 **Andrea DeFalco**, and who acknowledged that he executed the same as the free act and deed of **Andrea DeFalco.**
WITNESS my hand and official seal at office this 30th day of April, 2019.

Notary Public

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 9/25/19

STATE OF TN
COUNTY OF Davidson

Ashlee D. Page being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of **Andrea DeFalco**, the principal.

This 30th day of April, 2019.

Ashlee D. Page

WITNESS my hand and official seal at office this this 30th day of April, 2019.

Notary Public

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires
9/25/19