

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $399,975.00

Debbie A. Greer
Affiant

Subscribed and sworn to before me, this 4th day of June, 2019.

Jill Simmons
Notary Public

My commission expires: 9-4-19

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

Karen Johnson Davidson County
Batch# 245807 DEEDWARR
06/19/2019 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,479.91
20190619-0059230

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brent A Noel **Sarah Sturges**	SAME AS NEW OWNER	**043040A00500CO**
701 Keeton Court		
Old Hickory, TN 37138		

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 ACKNOWLEDGE, WE,

Mark Holt, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brent A Noel, an unmarried man, and Sarah Sturges, an unmarried woman, as tenants in common with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 5 on the plan of First Revision River Landing Section 1, Phase 1, formerly known as Windstar Estates of record in Instrument No. 20060728-0091763 (erroneously referenced as Instrument No. 20060918-0115492 in previous deeds), in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark Holt, by Warranty Deed from Soukphamay Kennivong, married, dated April 28, 2015, of record in Instrument No. 20150511-0042816, Register's Office for Davidson County, Tennessee. Subject property was never primary residence for said grantor and/or spouse.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Instrument No. 20060502-0050264, amended in 20060602-0073693 and 20060815-0100349, Book 8274, page 619 & 624, Book 9411, page 730, 739 & 743, Book 9872, page 651, Book 4859, page 951, Book 7732, page 213, Book 2240, page 375, Instrument No. 20030710-0096041, Instrument No. 20060731-0092778, Instrument No. 20100218-0012626, and amended in Instrument No. 20100426-0031351 and 20120514-0041186, said Register's Office.

Easements of record in Book 4859, page 951, Book 8274, page 619, Book 8274, page 624, Instrument No. 20060731-0092778, Book 9411, page 730, Book 9411, page 739, Book 9411, page 743, Book 9872, page 651, Instrument No. 20030710-0096041, Book 2240, page 375, Book 7732, page 213, Instrument No. 20070329-0037448, Instrument No. 20080219-0015738, said Register's Office.

Subject to Stormwater Detention Agreement of record in Instrument No. 20030710-0096041, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (____) property known as 701 Keeton Court, Old Hickory, TN 37138.

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 in 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.

Mark Holt Date: 6-4-19

Mark Holt

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Mark Holt, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of JUNE, 2019.

Debra Paulsson
NOTARY PUBLIC

My Commission Expires: 11-30-2020

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm. Exp. November 30, 2020
COUNTY OF SUMNER

TRUE COPY CERTIFICATON

I, Jill Simmons, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of April, 2019.

Notary Public

My Commission Expires: 9.16.2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY