Name and Address of New Owner:
Ingdia Dormeis Holt and Jermaine Lamont Holt
408 Northside Dr.
Madison, TN 37115

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Karen Johnson Davidson County
Batch# 252474 DEEDWARR
07/03/2019 04:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20190703-0065427

Map & Parcel No: 034-04-0-007.00 &
03404001800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Martha Gholson, unmarried,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ingdia Dormeis Holt and Jermaine Lamont Holt, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in the 10th Civil District of Davidson County. Tennessee, described as follows.

TRACT I:
Being Lot No. 47 on the Plan of North Hill Estates, Section 3, as of record in Book 3842, Page 185. Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Southwesterly margin of Northside Drive, same being a common corner to Lots No. 47 and 48; thence with said margin, Southeastwardly 155.0 feet to the beginning of a curve having a radius of 25 feet; thence with said curve Southwardly 39.27 feet to a point; thence Southwestwardly with a curve having a radius of 1,583.12 feet, a distance of 196.64 feet to a point; thence South 42 degrees 35 minutes West 46.40 feet to a point; thence Northwestwardly 167.35 feet to a point; same being the common corner of Lots Nos. 47 and 48; thence with the line between said two lots, Northeastwardly 215.4 feet to the point of beginning.

TRACT II:
Beginning at a point 215.4 feet from a point on Northside Drive, between Lots Nos. 48 and 47; thence South 47 degrees 25 minutes East 167.35 feet to a point; thence South 42 degrees 35 minutes West 37.4 feet to a point (per prior deed, appears to be 31.4 per plat); thence North 51 degrees 55 minutes West 162.35 feet to a point; thence North 35 degrees 28 minutes East 44.54 feet to the point of beginning as shown on Section Three of North Hill Estates of record in Plat Book 3842. Page 185, Registers Office for Davidson County. Tennessee.

TRACT III:
Being one-half of the abandoned portion of East Hill Drive Southwest of Northside Drive, which abandoned portion of East Hill Drive was approved by the Metropolitan Planning Commission by Ordinance No. 85-936 on June 26, 1985 and which portion is described as being a strip 25.0 feet in width and 249.04 feet, more or less, in length lying along the Southeast lot line of property described in Tract No. I above.

Being the same property conveyed to Clayton Gholson and Martha Gholson, as husband and wife by Warranty deed from Patsy M. McClendon, a widow of record in Instrument No. 20090921-0087806 Register's Office for Davidson County, Tennessee, dated September 18, 2009 and recorded on September 21, 2009. The said Clayton Gholson having since died on April 9, 2016.

Being improved property also known as 408 Northside Drive Nashville, Tennessee 37115.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT OF RECORD IN PLAT BOOK 3842, PAGE 185, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; DEED RESTRICTIONS RECORDED AT BOOK 4020, PAGE 752, BOOK 4104, PAGE 369, BOOK 4219, PAGE 79 AND BOOK 4293, PAGE 979, SAID REGISTER'S OFFICE; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3rd day of July, 2019.

Martha Gholson (SEAL)
Martha Gholson

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 Martha Gholson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3rd day of July, 2019.

STEVEN PAUL BASSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 3/8/21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $349,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
3rd day of July, 2019.

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My commission expires: 9/25/19

File No. 2019-297

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

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