This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW19096

Karen Johnson Davidson County
Batch# 262729 DEEDWARR
07/26/2019 01:27:30 PM 3 pgs
Fees: $18.00 Taxes: $592.00
20190726-0073899

Send Tax Bills To:
New Owners

New Owner is:
Keianne D. Holder
Mario D. Holder
711 Moormans Arm Road
Nashville, TN 37207

MAP: 059-15-0-007.00
PARCEL:

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 sufficiency of all of which is hereby acknowledged, **M. Andrew Valentine and wife, Nancy Valentine**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Keianne D. Holder and Mario D. Holder, husband and wife**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

PROPERTY ADDRESS: 711 Moormans Arm Road, Nashville, TN 37207

A certain tract or parcel of land located in the Second Councilmans District of Metropolitan Nashville and Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 8 as shown on the Subdivision of the Andrew J. Summit Farm, not of record, and being more particularly described as follows:

Beginning at an iron rod (new) on the southerly right-of-way line of Moorman's Arm Road, a 50-foot right-of-way at the northeasterly property corner of Lot No. 9 as shown on the aforementioned plan of Andrew J. Summit Farm, said iron rod also being the northeasterly property corner of a tract of land conveyed to Integrity Homes as of record in Instrument No. 20020128-0011439, Register's Office for Davidson County, Tennessee; thence with the southerly right-of-way line of Moorman's Arm Road, North 70 degrees 24 minutes 59 seconds east, 100.00 feet to an iron rod (new) at the northwesterly property corner of Lot No. 7 of said Andrew J. Summit Farm; said iron rod also being the northwesterly property corner of a tract of land conveyed to Millicent Yeargin as of record in Deed Book 11561, page 161, Register's Office for Davidson County, Tennessee; thence, leaving the southerly right-of-way line of Moorman's Arm Road and with the common line between Lots 7 and 8, Andrew J. Summit Farm South 18 degrees 42 minutes 30 seconds East, 199.22 feet to an iron rod (new) in the northerly property line of Reba Balfanz as of record in Deed Book 4534, page 160, Register's Office for Davidson County, Tennessee; thence, with the northerly property line of said Reba Balfanz, in part, South 70 degrees 24 minutes 59 seconds West, 97.22 feet to a steel post (old) in the easterly property line of a tract of land conveyed to Deborah F. Brandon as of record in Deed Book 11710, page 428, Register's Office for Davidson County, Tennessee; thence, with the easterly property line of said Deborah F. Brandon, North 24 degrees 56 minutes 05 seconds west, 25.67 feet to a wooden fence post at the southeasterly property corner of the aforementioned Integrity Homes Property; thence, with the Easterly property line of said Integrity Homes, North 18 degrees 42 minutes 30 seconds West, 176.35 feet to the point of beginning and containing 19,884 square feet or 0.456 acres, more or less, as calculated by the above courses and distances.

BEING the same property conveyed to M. Andrew Valentine and wife, Nancy Valentine, by Quitclaim Deed from **Integrity Home Builders, LLC, dated 12/31/04 and recorded 1/3/05 in Instrument No. 20050103-0000373, in the Register's Office of Davidson County, Tennessee.**

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 26th day of July, 2019.

GRANTOR:

M. Andrew Valentine

M. Andrew Valentine

Nancy Valentine

Nancy Valentine

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **M. Andrew Valentine and wife, Nancy Valentine**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 26th day of July, 2019.

M. Lynn Bodden

NOTARY PUBLIC
My Commission Expires: 10-11-2021

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

Affiant

SWORN TO and subscribed before me this 26th day of July, 2019.

NOTARY PUBLIC
My Commission Expires: 10-7-19

SEAN HUDDLESTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-07-2019

CERTIFICATE OF AUTHENTICITY

I, Sean Huddleston, 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 to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Katrina Hoff, a notary public for this county and state, Sean Huddleston who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

Notary's Signature

My commission expires: 03-08-2021

Notary's Seal: