**THIS INSTRUMENT PREPARED BY:**
Glenn S. Macbeth, Attorney

Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

**NAME AND ADDRESS OF NEW OWNERS:**
Melnequa Patryce Holloway
and Michael Holloway
116 Benzing Road
Nashville, TN 37013
**SEND TAX BILLS TO:**
CMG Mortgage, Inc. dba CMG Financial
3160 Crow Canyon Road, Suite 400
San Ramon, California 94583

# WARRANTY DEED

(Map/Par: 162-07-0-154)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **MELVIN D. NORWOOD**, hereinafter referred to as "Grantor", has bargained and sold and does hereby transfers and conveys unto **MELNEQUA PATRYCE HOLLOWAY AND MICHAEL HOLLOWAY, WIFE AND HUSBAND** hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 9, Section Seven (7), Antioch Park, according to plat and survey of same appearing of record in Book 5200, Page 87, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> Said Lot 9 fronts 69.0 feet on the westerly margin of Benzing Road extends back 217.13 feet on the northerly line and 248.00 feet on the southerly line to a dead line in the rear, measuring 50.38 feet thereon.
>
> BEING the same property conveyed to Melvin D. Norwood, a single person, by Warranty Deed dated July 26, 1996 from Vernon L. Woodard and wife, Joanne T. Woodard, recorded August 8, 1996, in Book 10150, Page 749, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 116 Benzing Road, Nashville, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantor covenants with the said Grantees that Grantor are lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same

Karen Johnson Davidson County
Batch# 307221 DEEDWARR
10/28/2019 03:33:18 PM 2 pgs
Fees: $13.00 Taxes: $592.00
20191028-0110472

is unencumbered except as noted herein, and for the 2019 real property taxes which will be prorated at closing and paid by the Grantees.

Grantor further covenants and binds Grantor, his heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HAND and signature on this the 24th day of October, 2019.

Melvin D. Norwood

STATE OF TENNESSEE )
COUNTY OF RUTHERFORD )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melvin D. Norwood, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of October, 2019.

Notary Public

My Commission Expires: May 15th, 2021

(SEAL)

J. KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN

AFFIDAVIT

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $160,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 24th day of October, 2019.

Notary Public

My commission Expires: May 15th, 2021

File No. GTS1-2019-675

J. KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN