THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 327346 **DEEDWARR**
12/10/2019 08:51:00 AM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20191210-0127137

ADDRESS NEW OWNER
Ryan Holt and Erin Holt
118 39th Ave N
Nashville, tN 37209

SEND TAX BILLS TO
New Owner

MAP/PARCEL
117090K00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **HALLORAN INVESTMENT PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **RYAN THOMAS HOLT AND ERIN STEINBRUCHEL HOLT, HUSBAND AND WIFE** ("Grantee" herein), her successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described on **Exhibit A** attached hereto.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, her successors and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind himself, his assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2020 real property taxes and any easements, covenants and restrictions of record.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hands as of this 6th day of December, 2019.

JAMES M. HALLORAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **JAMES M. HALLORAN,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **SOLE MEMBER OF HALLORAN INVESTMENT PROPERTIES, LLC**, a Tennessee limited liability company, to be the person who executed the foregoing instrument on behalf of **HALLORAN INVESTMENT PROPERTIES, LLC**, a Tennessee limited liability company and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 6th day of December, 2019.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/3/22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$675,000.00.**

Sworn to and subscribed before me this 6th day of December, 2019.

Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

My Commission Expires: _____

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being a portion of Lot No.10 of Block 8, as shown on the map entitled Woodmont Estates, of record in Plat Book 974, page 29, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Together with that portion of the abandoned Hilldale Drive right-of-way as described in Metropolitan Government of Nashville and Davidson County Ordinance No. BL2007-1481, Office of the Circuit Court, Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED THEREFROM is that certain property designated as Unit "A", on the plan of 2811 Wimbledon Drive Estates, LLC, as shown as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 2811 Wimbledon Drive Estates, LLC, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170907-0092133 and amended in Instrument No. 20191024-0109102 and amended in Instrument No. 20191210-0127136 **, said Register's Office.**

Being a portion of the same property conveyed to JAMES M. HALLORAN by deed from ELLIOTT WARNER JONES, SR, PHILLIP RITCHIE JONES, CO-TRUSTEES OF THE FRANCES S. JONES FAMILY TRUST UNDER THE LAST WILL AND TESTAMENT OF FRANCES S. JONES, AS TO A ONE HALF (1/2) UNDIVIDED INTEREST AND ELLIOTT WARNER JONES, SR, AND PHILLIP RITCHIE JONES, CO-TRUSTEES OF THE ERNEST A. JONES FAMILY TRUST UNDER THE LAST WILL AND TESTAMENT OF ERNEST A. JONES, AS TO A ONE HALF (1/2) UNDIVIDED INTEREST, of record in Instrument No. 20160617-0062053, dated June 17, 2016, said Register's Office.

Being a portion of the same property conveyed to HALLORAN INVESTMENT PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from JAMES M. HALLORAN, of record in Instrument No. 20170929-0099962, dated September 27, 2017, said Register's Office.

This is unimproved property known as: 2813 Wimbledon Rd., Nashville, TN 37215