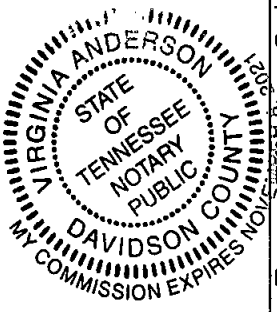
WARRANTY DEED



Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Elder Ricardo Ramirez-Dardon	Elder Ricardo Ramirez-Dardon	084-13-0-018.00
(NAME)	(NAME)	
2112 Guaranty Drive	2112 Guaranty Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 330808 **DEEDWARR**
12/17/2019 09:48:54 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20191217-0130015

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Bonnie Carter Holt, an unmarried woman,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Elder Ricardo Ramirez-Dardon, a single man**, hereinafter called the GRANTEE(S), his/her/their 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. 165, on the plan of SECTION TWO, DONELSON HILLS, of record in Plat Book 2330, Page 86, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Jere B. Holt, Jr. and wife, Bonnie Carter Holt by Installment Deed dated 11/27/1968 from John T. Gleaves and wife, Frances C. Gleaves of record in Book 4291, Page 707, Register's Office for Davidson County, Tennessee. Jere B. Holt, Jr. having since died leaving Bonnie Carter Holt as the surviving tenant by the entirety. Bonnie Carter Holt and Bonnie M. Holt are one and the same person.

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated as of the date of closing and assumed by the Grantee herein; All matters as set forth per Plat Book 2330, Page 86, Register's Office for Davidson County, Tennessee; TVA Easement across front southwest corner of lot as shown on the recorded plat; Easement Deed of record in Instrument 201401140003778, Register's Office for Davidson County, Tennessee

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2112 Guaranty Drive, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), his/her/their 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.

Effective the 10th day of December, 2019.

Bonnie Carter Holt
By Jere B Holt III, Attorney in fact

By: _____ Date: 12/10/19

Bonnie Carter Holt
By: Jere B. Holt, III, Attorney-In-Fact

State of Tennessee
County of Wilson

On this 10th day of December, 2019, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Jere B. Holt, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Bonnie Carter Holt, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of a Power of Attorney of record in Book #, Page _____, Register's Office of Davidson County, Tennessee.

20191217-0130014

Witness my hand and Official seal this 10th day of December, 2019.

Tracey Trumphour

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122