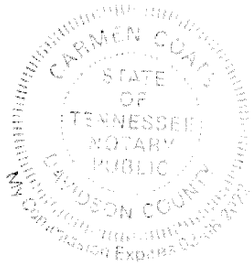
Karen Johnson Davidson County
Batch# 354487 DEEDWARR
02/06/2020 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $258.63
20200206-0014036

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $69,900.00. Affiant Subscribed and sworn to before me, this the 5TH day of February, 2020. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Dianne Adams	New Owner	02200019000
P.O. Box 858		
Chickamauga, GA 30707		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **THOMAS ALLEN HOLT, JR., AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DIANNE ADAMS, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 2nd Civil District of Davidson County, Tennessee, described as Lot No. 20 of the David Wade property on an unrecorded survey by William M. Keel, Surveyor License #990, dated August 12, 1986, as follows:

BEGINNING at a concrete monument in the northerly margin of Whites Creek Pike, said monument being the southeast corner of the property conveyed to Gary G. Huffman and wife, by Deed of record in Book 6415, page 739 of the Register's Office of Davidson County. Tennessee; thence with Hoffman's easterly boundary North 57 deg. 16' 14" East, 600.00 feet to an iron pin; thence South 36 deg. 14' 20" East, 379.75 feet to an iron pin; thence South 57 deg. 16' 14" West, 600.00 feet to a concrete monument in the northerly margin of Whites Creek Pike; thence with the northerly margin of Whites Creek Pike, along a curve to the right (I=3 deg. 37' 09"; R-1150.89 feet) 72.70 feet to an iron pin; thence with the northerly margin of Whites Creek Pike, North 34 deg. 54' 37" West, 108.42 feet to an iron pin; thence with the northerly margin of Whites Creek Pike, along a curve to the left (I=6 deg. 23' 58"; R=1781.58 feet) a distance of 198.99 feet to the point of beginning, containing 5.18 acres, more or less.

Included with this conveyance is a Blue Moon (BlueJ) mobile home, VIN BP452654, currently located on said property.

Being the same property conveyed to Thomas Allen Holt by Warranty deed from James Nattier and wife, M. Annette Nattier of record in Instrument No. 20141219-0116549 Register's Office for Davidson County, Tennessee, dated December 19, 2014 and recorded on December 19, 2014.

Being also known as 5255 Whites Creek Pike Nashville, Tennessee 37189.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 5255 Whites Creek Pike, Nashville, TN 37189, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of February, 2020.

Thomas Allen Holt, Jr.

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

Witness my hand and seal this 5TH day of February, 2020.

Notary Public

My Commission Expires: 2-3-21

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of TN
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022