STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$487,250.00** (Four Hundred Eighty Seven Thousand Two Hundred Fifty).

AFFIANT

Subscribed to and sworn before me this 20th day of April, 2021.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

Karen Johnson Davidson County
Batch# 620061 **DEEDWARR**
04/21/2021 10:50:20 AM 2 pgs
Fees: $13.00 Taxes: $1,802.83

20210421-0053288

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER:**
Carol Jane Bradley 2505 Arbor Pointe Cove Hermitage, TN 37076	CMG Mortgage, Inc., dba CMG Financial 3160 Crow Canyon Road, Suite 400 San Ramon, CA 94583	137-04-0B-033.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **IAN T. HOLT AND LISA A. HOLT, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **CAROL JANE BRADLEY, UNMARRIED,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND 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. 33 on the Plan of Final Plat of Arbor Crest Subdivision of record in Plat at Instrument No. 20071129-0138522, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ian T. Holt and Lisa A. Holt, as joint Tenants by Warranty deed from The Jones Company of Tennessee, L.L.C., a Missouri Limited Liability Company of record in Instrument No. 20160829-0089993 Register's Office for Davidson County, Tennessee, dated August 26, 2016 and recorded on August 29, 2016.

Being also known as 2505 Arbor Pointe Cove Hermitage, Tennessee 37076.

Lisa A. Holt executes this instrument as Attorney-in-Fact on behalf of Ian T. Holt, pursuant to the Power of Attorney recorded in Instrument No. 20210421-0053287, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **2505 ARBOR POINTE COVE** **HERMITAGE, TN 37076**

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), their heirs and 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), their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

WITNESS, this 20th day of April, 2021

Ian T Holt
Ian T. Holt

Lisa A Holt
Lisa A. Holt

Lisa A Holt attorney in fact
By: Lisa A. Holt, as his Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 20th day of April, 2021, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Lisa A. Holt**, attorney in fact, to me known to be the person who executed the foregoing instrument on behalf of **Ian T. Holt**, and acknowledged that she executed that same as the free act and deed of the said **Ian T. Holt.**

WITNESS my hand and official seal this the 20th day of April, 2021.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 20th day of April, 2021, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Lisa A. Holt** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 20th day of April, 2021.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024