THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37302-08-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $545,000.00. Affiant Subscribed and sworn to before me this 29th day of August, 2022. Notary Public My Commission Expires:

APRIL N. BENNETT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/06/2026
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Holly Baxter, Levi Bennington 3529 Cobble Street Nashville, TN 37211	**Send Tax Bills To:**	**Tax Information:** Map and Parcel No.: 172150A10600CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ian Gregory Sanders and Sara Sanders, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Holly Baxter and Levi Timothy Bennington, married to each other** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3529 Cobble Street, Nashville, TN 37211.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-VR-22-3529

Karen Johnson Davidson County
Batch# 912410 DEEDWARR
09/02/2022 01:42:48 PM 3 pgs
Fees: $18.00 Taxes: $2,016.50

20220902-0099379

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of August, 2022.

Ian Gregory Sanders

Sara Sanders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ian Gregory Sanders and Sara Sanders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of August, 2022.

Notary Public

My Commission Expires:

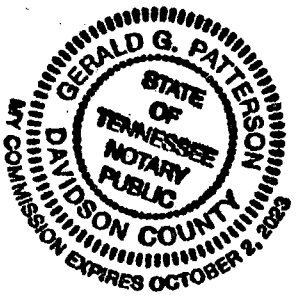


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Section Eight Holt Woods, as of record in Plat Book 9700, page 96, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Ian Gregory Sanders and Sara Sanders, husband and wife, by deed dated August 25, 2017 from Rhen Bovi, a married man and Anna Bovi, a married woman and Michael W. Smith, a married man, each as to an undivided one third interest, of record in Instrument No. 20170828-0087970, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2022, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 172150A10600CO.
2. Declaration of Covenants, Conditions and Restrictions for Holt Woods, Section One of record in Book 9570, page 22, made applicable in Book 9933, page 156, amended in Instrument No. 20190624-0060843, Register's Office for Davidson County, Tennessee.
3. By-Laws of Holt Woods Homeowners' Association, Inc., of record in Book 9570, page 13, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Holt Woods Homeowners' Association, Inc. of record in Instrument No. 20020807-0095356, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record in Plat Book 9700, page 96, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record in Plat Book 7900, page 668, Register's Office for Davidson County, Tennessee.
7. Easement for Roadway Use and Maintenance Agreement of record in Book 5707, Page 706 and amended in Book 5720, Page 183, Register's Office for Davidson County, Tennessee.
8. Subject to rights of others in and to the common areas and/or elements.