Please Re-Record Because this was recorded in the wrong County.

BK 2181 PG 766

(1)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/24/01 11:13 2pgs
Fees:10.00 Taxes:0.00

20010524-0054206

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Bonnie L. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MAY, 2001.

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: June 16, 2004.
(AFFIX SEAL)

file

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bonnie L. Brown	First Horizon Home Loan Corporation	Map 161-11-0C/ Parcel 58.00CO
(NAME)	(NAME)	
301 Yorkshire Circle	10741 King William Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Dallas, TX 75220	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Michael D. Holt, a single person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bonnie L. Brown, unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. K-121 on the Resubdivision of Lot 2, Phase IV, Villages of Brentwood as of record in Plat Book 6900, page 614, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael D. Holt by warranty deed of Ken Johnson and wife, Tracey H. Johnson of record in Book 10470, page 546, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) 2001 Metropolitan Davidson County Taxes which have been prorated and assumed by Grantors Map 161-11C Parcel 58CO Field Book No. 6DU-82981; (2) Subject to all matters appearing on the plan of record in Book 6900, page 614, Register's Office of Davidson County, Tennessee; (3) Sanitary sewers and or storm drainage easement of record in Book 6730, page 508, Register's Office of Davidson County, Tennessee; (4) Declaration of Annexation of Lot 2 of Phase IV, Villages of Brentwood of record in Book 7494, page 689, Register's Office of Davidson County, Tennessee; (5) Charters of Villages of Brentwood of record in Book 7599, page 914, Book 7925, page 44, Book 7936, page 332 and Book 8152, page 927, Register's Office of Davidson County, Tennessee; (6) Quitclaim Deed for open space, of record in Book 7397, page 382 and Book 7397, page 384, Register's Office of Davidson County, Tennessee; (7) Right of way dedication of record in Book 6900, page 294, said Register's Office; (8) Declaration of covenants, conditions and restrictions of Villages of Brentwood of record in Book 6143, page 11, and as amended in Book 7231, page 789, second amendment of record in Book 7231, page 816, Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 301 Yorkshire Circle, Nashville, TN 37211
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

Witness my hand this 18th day of May, 2001.

Michael D. Holt

* Taxes were Paid in Williamson Co.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Michael D. Holt, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 18th day of May, 2001.

Commission expires: June 16, 2004

Yvette Lyn Meldrum Notary Public

YVETTE LYN MELDRUM
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN

State of Tennessee, County of WILLIAMSON
Received for record the 21 day of
MAY 2001 at 2:15 PM. (REC# 418089)
Recorded in official records
Book 2181 Pages 766- 767
Notebook 67 Page 86
State Tax $ 399.60 Clerks Fee $ 1.00,
Recording $ 10.00, Total $ 410.60,
Register of Deeds SADIE WADE
Deputy Register SUE WAY