WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/31/02 08:21 2pgs
Fees:13.00 Taxes:506.90

20020131-0013493

AMY FREDRICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES SEPT. 28, 2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JANUARY, 2002.

Notary Public

MY COMMISSION EXPIRES: ~~May 26, 2002~~ 9-28-02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason R. Holmes	-SAME-	76-14-10
(NAME)	(NAME)	
4561 Raccoon Trail		
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076		
(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, Harold F. Hunter and wife, Marilyn Hunter, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jason R. Holmes and wife, Andrea M. Holmes, 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:

Land in Davidson County, Tennessee, being Lot No. 72, on the plan of New Hope Meadows, Phase II, of record in Book 6900, Page 724, as amended in Book 7688, page 804, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.

Being the same property conveyed to Harold F. Hunter and wife Marilyn Hunter, by deed of record in Book 9238, Page 965, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Harold F. Hunter and wife Marilyn Hunter by Terry DeSelms as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. _____, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 4561 Raccoon Trail, Hermitage, TN 37076
(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/our hand(s) this 18th day of January, 2002.

Harold F. Hunter

Harold F. Hunter

Marilyn Hunter Atty In-fact

Marilyn Hunter

Atty In-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 18th day of January, 2002, before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Harold F. Hunter and Marilyn Hunter and who acknowledged that he executed the same as the free act and deed of the said Harold F. Hunter and Marilyn Hunter , through Power of Attorney granted him by the said Harold F. Hunter and Marilyn Hunter

Witness my hand and official seal at Nashville, Tennessee this 18th day of January, 2002.

Commission expires: May 26, 2002

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public