# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 229,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of March, 2005

Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

Deborah K. Devine State of Tennessee Notary Public Davidson County

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Andrea M. Holmes | New Owner | Map 095 |
| 111 Spring Valley Rd. | | Group 04-0 |
| Nashville, TN 37214 | | Parcel 209.00 |

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, we

**Miriam M. Harper, unmarried** **a/k/a Miriam Mitchell Harper,**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
**Andrea M. Holmes and husband, Jason R. 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:

BEING Lot No. 1, on the Plan of the Resubdivision of Lot #35, Bluefields, of record in Plat Book 4470, Page 169, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Miriam M. Harper, an unmarried person, by deed from Robert L. Ramsey and wife, Joyce M. Ramsey, of record in Book 9694, Page 201, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4470, Page 169, said Register's Office; (3) Avigation Easement of record in Book 9624, Page 204, said Register's Office.

**Power of Attorney of record in Instrument 20031014-0152331, said Register's Office.**

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 111 Spring Valley Rd., Nashville, TN 37214

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 11th day of March, 2005.

Miriam M. Harper / By Joy Harper Panter

Miriam M. Harper
By: Joy Harper Panter, Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 03/24/05 15:34 2 pgs
Fees:13.00 Taxes:847.30

20050324-0032283

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Joy Harper Panter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Miriam M. Harper as her Attorney in Fact as the free act and deed of the within named Miriam M. Harper.

Witness my hand and official seal at Nashville, Tennessee the 11th day of March, 2005.

My Commission Expires:01/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Return to:
Advantage Title & Escrow
109 Kenner Avenue
Nashville, TN 37205
615-292-2065

#1593