File No. 250401962

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/01/05 10:43 2 pgs
Fees:13.00 Taxes:414.40

20050601-0061538

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Mark V Holmes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MAY, 2005.

Judy Reed
Notary Public

MY COMMISSION EXPIRES: 02/20/06
(AFFIX SEAL)

JUDY REED NOTARY PUBLIC RUTHERFORD COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark V. Holmes	SunTrust Mortgage, Inc.	Map-119
(NAME) 211 Desoto Drive	(NAME) 201 Fourth Avenue N	Group-02-0
(ADDRESS) Nashville, TN 37210	(ADDRESS) Nashville, Tennessee 37219	Parcel-034
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Lottie Hunter, widower**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark V. Holmes and Theresa A. Holmes, husband and wife, Joint Tenant**, 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:

Being Lot No. 45 on the Plan of MERTIE MILWEE'S SUBDIVISION, as of record in Plat Book 2331, Page 117, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to HERMAN HUNTER (deceased – September 25, 2002) AND WIFE, LOTTIE HUNTER by deed from EMIL LOUIS MARUGG, JR. AND WIFE, WILMA S. MARUGG of record in Deed Book 3679, page 417, Register's Office for said County.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 211 Desoto Drive, Nashville, TN 37210
(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 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. 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 26th day of May, 2005.

Lottie Hunter

Lottie Hunter

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Lottie Hunter the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this.

Commission expires: 02/20/26

Judy Reed

Notary Public

JUDY REED
NOTARY PUBLIC
RUTHERFORD COUNTY, TENNESSEE

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RETURN TO:

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