Box 13 # 11347

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142

Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnny Holmes	Johnny Holmes	133-8-213
(NAME)	(NAME)	
700 Sevenmile Court	700 Sevenmile Court	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Nashville, TN 37211	
(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, Gary W. Waddey, Trustee, or his Successors in Trust, under the Husband's Separate Property Trust and established in the Gary W. Waddey and Jane G. Waddey Revocable Living Trust, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Johnny Holmes, 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:

Land in Davidson County, Tennessee, being Lot No. 41-B on the Plan of Zone Lot Division of Lot 36 and 41, Valley View Terrace, Phase 2 of record in Plat Book 5200, Page 119, and amended in Book 6250, Page 209, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Gary W. Waddey, Trustee, or his Successors in Trust, under the HUSBAND'S SEPARATE PROPERTY TRUST, established in the GARY W. WADDEY AND JANE G. WADDEY REVOCABLE LIVING TRUST, by deed of record in Book 10914, Page 20, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 700 Sevenmile Court, 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.

Davidson County DEEDWARR
Recvd: 05/09/06 14:13 2 pgs
Fees:13.00 Taxes:218.30

20060509-0054452

Witness our hands this 25th day of April, 2006.

Gary W. Waddey, Trustee, or his Successors in Trust,
under the Husband's Separate Property Trust

Gary W. Waddey, individually

By: Gary W. Waddey Trustee
Gary W. Waddey, Trustee.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 25th day of April, 2006, before me, personally appeared Gary W. Waddey as Trustee of the HUSBAND'S SEPARATE PROPERTY TRUST, established in the GARY W. WADDEY AND JANE G. WADDEY REVOCABLE LIVING TRUST, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary W. Waddey with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of April, 2006.

Commission expires: 5/30/07

KRYSTN T. HEDGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 30, 2007

APR. 25. 2006 4:58PM ADVANTAGE TITLE 615-777-2015 NO. 2066 P. 12/13