WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,098.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: 2-24-

(AFFIX SEAL)

CONNIE HOOPER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

RECORD & RETURN TO
AFFORDABLE CLOSINGS
211 DONELSON PIKE
SUITE 213
NASHVILLE, TN 37214

THIS INSTRUMENT WAS PREPARED BY
Advantage Title nad Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walton Heath Robinson	New South Federal	07501004000
(NAME)	(NAME) MSW 49730	
8170 Bonnafair Drive	210 Automation Way	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Birmingham, AL 35210	
(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, Tandy D. Holmes and wife, Carolyn S. Holmes, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Walton Heath Robinson, 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:

BEING Lot No. 75 on the Plan of the Resubdivision of Lots 74 and 75 of Hermitage Hill Subdivision, Section 12, which is of record in Book 5190, Page 57, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tandy D. Holmes and wife, Carolyn S. Holmes, by Warranty Deed dated October 9, 1981 of record in Book 5806, Page 347, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Tandy D. Holmes by Carolyn S. Holmes as his Attorney-in-Fact pursuant to recorded Power of Attorney of record in Instrument No. 200807210074595 in the 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 8170 Bonnafair Drive, 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.

Davidson County DEEDWARR
Recvd: 07/21/08 13:32 2 pgs
Fees:13.00 Taxes:429.56

20080721-0074596

Witness our hands this 11th day of July, 2008.

Tandy D. Holmes By Carolyn S. Holmes as His Attorney-in-Fact

Tandy D. Holmes
By Carolyn S. Holmes as His Attorney-in-Fact

Carolyn S. Holmes

STATE OF TENNESSEE

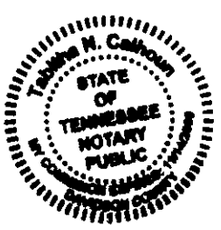
COUNTY OF WILLIAMSON

On this 11th day of July, 2008 before me personally appeared Carolyn S. Holmes, the person who executed the foregoing Instrument on behalf of Tandy D. Holmes, and acknowledged that he executed the same as the free act and deed of the said Carolyn S. Holmes, through Power of Attorney granted Cynthia L. Holmes by the said Tandy D. Holmes

Witness my hand and official seal at Franklin, Tennessee this 11th day of July, 2008.

Commission expires: November 14, 2009

Notary Public



STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carolyn S. Holmes, 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 for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 11th day of July, 2008.

Commission expires: November 14, 2009

Notary Public

