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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**3817 Bedford Avenue**<br>**Suite 140**<br>**Nashville, Tennessee 37215**<br><br>**CRT File No. 10091244** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is geater, for this transfer is: $107,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this30th day of September, 2010.<br><br>Notary Public<br>My Commission Expires: 11/22/10 |

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20100062350 DEEDWARR
Recvd: 10/04/10 09:01 2 pgs
Fees:13.00 Taxes:395.90

20101004-0078856

# WARRANTY DEED

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|---|---|---|
| Address New Owner:<br>Michael W. Holmes<br>517 Tuscarora Drive<br>Antioch TN 37013 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>16203029000 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shelia H. Gibson now known as Sheila Holmes, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael W. Holmes, unmarried** ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 164, PLAN OF HAYWOOD HILLS, SECTION 3, as shown on plat of record in Plat Book 4460, Pages 164 and 165, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from William & Lee, Inc. to Johnny M. Gibson and wife, Shelia H. Gibson as recorded on the 12th day of March, 1976 in Book 5005, Page 6 and Quitclaim Deed from Robert L. Jackson, Trustee to Shelia H. Gibson, a single person, a fee simple estate as recorded on the 25th day of October, 1985 in Book 6692, Page 745, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF HAYWOOD HILLS, SECTION 3, as recorded in Plat Book 4460, Page(s) 164 and 165, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, Conditions and Restrictions recorded in Book 4691, Page 670 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 517 Tuscarora Drive Antioch TN 37013.

Clifford Holmes, husband of Sheila Holmes, joins in this instrument to convey any and all interest, marital or otherwise, in said property.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 30th day of September, 2010.

Sheila Holmes

Sheila Holmes

Clifford Holmes

Clifford Holmes

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sheila Holmes and Clifford Holmes, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2010.

Notary Public

My Commission Expires: 11/22/10

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY