WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120025149 DEEDWARR
Recvd: 04/05/12 15:11 2 pgs
Fees:13.00 Taxes:573.50
20120405-0029411

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of April, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-9-15

(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lindsay Taylor Irvin	Regions Bank d/b/a Regions Mortgage	131010D16100CO
(NAME)	(NAME)	
5025 Hillsboro Pike, 19C	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Birmingham, AL 35244	
(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, we, **Wade B. Holmes , married***, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Lindsay Taylor Irvin , a unmarried person and Clark Jeremy Schmidt , an unmarried person**, hereinafter called the GRANTEE(S), their heirs and/or 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 Unit No. 161, also known as Apartment 19-C, on the Plan of Georgetown Apartment, a Condominium, of record in Book 5200, Page 4, Register's Office for said County, together with a .449% undivided interest in the common elements of 5025 Hillsboro Homeowner's Association, as described in the Master Deed of record in Book 5211, Page 325 as amended in Book 5616, Page 133 and Book 6079, Page 516, said Register's Office to which reference is hereby made for a more complete description.

Being the same property conveyed to Wade B. Holmes by Warranty Deed form Rebecca J. Dan, unmarried dated June 26, 2003 of record in Instrument 20030703-0092629, Register's Office for Davidson County, Tennessee.

*Emily Holmes, wife of Wade B. Holmes, joins in this instrument to convey any and all interest in said property.

This conveyance is made subject to the following:

Taxes for the year 2012, and subsequent years, a lien not yet due and payable.
All matters on the Plan of record in Plat Book 5200, Page 4, Register's Office for Davidson County, Tennessee.
The Master Deed for 5025 Hillsboro Homeowners' Association and by-laws appended thereto, of record in Book 5211, Page 325 and as amended in Book 5616, Page 133 and Book 6079, Page 516, Register's Office for Davidson County, Tennessee.
Charter of the Homeowner's Association of record in Book 5233, Page 459, Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4308, Page 575, Register's Office for Davidson County, Tennessee.
All matters including but not limited to an easement of record in Book 7873, Page 859, Register's Office for Davidson County, Tennessee.

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 5025 Hillsboro Pike, 19C, Nashville, TN 37215
(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/or 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/or 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 3RD day of APRIL, 2012.

Wade B. Holmes

Emily Holmes

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 Wade B. Holmes and Emily Holmes, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of April, 2012.

Notary Public
My Commission Expires: 11/10/13

THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027