Record & Return To: Realty Title & Escrow Co., Inc.
5111 Maryland Way, Suite 101, Brentwood, TN 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2012.

Notary Public

MY COMMISSION EXPIRES: April 12, 2015
(AFFIX SEAL)

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

BILL GARRETT, Davidson County
Trans:T20120066610 DEEDWARR
Recvd: 09/05/12 15:03 2 pgs
Fees:13.00 Taxes:377.40
20120905-0080329

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Blake Harris	NEW OWNER	13307012700
(NAME)	(NAME)	
3325 Goodland Road		
(ADDRESS)	(ADDRESS)	
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, **GEORGE L. HOLMES JR. AND WIFE, SARA JO HOLMES**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEVIN BLAKE HARRIS**, HEREINAFTER CALLED THE GRANTEE, HIS 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 58, SECTION I, GLENCOE ACRES, as shown on plat of record in Plat Book 1835, Pages 137 and 138 (erroneously referred to as Pages 136, 137 and 138 in Deed of acquisition), 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 to George L. Holmes, Jr. and wife, Sara Jo Holmes by Warranty Deed from A. S. Johnson, recorded in Deed Book 2280, Page 81, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

unimproved ☐

This is improved ☒ property, known as 3325 Goodland Road, 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.

Witness our hands this 30th day of August, 2012.

George L. Holmes Jr.
By: J. Greg Hardeman, his attorney in fact

Sara Jo Holmes
By: J. Greg Hardeman, her attorney in fact

STATE OF TENNESSEE

COUNTY OF Davidson

On this 30th day of August, 2012, before me personally appeared J. Greg Hardeman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of George L. Holmes, Jr. and Sara Jo Holmes pursuant to a Specific Power of Attorney dated 08/27/2012 and filed of record in Instrument No. 20120905-0080328, in the Register's for Davidson County, Tennessee, and further acknowledged that he executed the same as the free act and deed of George L. Holmes, Jr. and Sara Jo Holmes, as their attorney in fact.

Witness my hand and official seal at Nashville, Tennessee this 30th day of August, 2012.

Commission expires:
9/21/2015

Notary Public

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER