BILL GARRETT, Davidson County
Trans:T20120071142 DEEDWARR
Recvd: 09/21/12 08:22 2 pgs
Fees:13.00 Taxes:362.23
20120921-0085780

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 97,900.00

Cari Tesi
Affiant

Subscribed and sworn to before me, this 17th day of September, 2012.

Dana Delworth
Notary Public

My commission expires:
01/07/2013

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **DANIKA HOLMES** | Primelending | **03414001700** |
| **107 MAYME COURT** | 18111 Preston Rd. Ste 900 | |
| **MADISON, TN 37115** | Dallas, TX 75252 | |
| | | |

FOR AND IN 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 ACKNOWLEDGE, WE,

**CHRISTOPHER L EBY, A MARRIED MAN**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**DANIKA 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:

Lot Number 10, on the plan of Stanley Heights Subdivision, as shown on plat of record in Plat Book 3300, Page 74, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING THE SAME PROPERTY CONVEYED TO CHRISTOPHER L EBY, A MARRIED MAN BY SPECIAL WARRANTY DEED FROM SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMEICA DATED 05/30/12 AND RECORDED ON 07/11/12 IN INSTRUMENT NO. 20120711-0060812, SAID REGISER'S OFFICE FOR SAID COUNTY.

THIS PROPERTY IS NEITHER THE PRINCIAPL RESIDENCE OF THE GRANTOR, NOR HIS SPOUSE OR ANY DEPENDENTS.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as shown on the plat of record in Plat Book 3300, Page 74, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 107 MAYME COURT, MADISON, TN 37115.

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 in 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 my/our hand(s) this 17th day of September, 2012.

CHRISTOPHER L EBY

**STATE OF TENNESSEE**
**COUNTY OF SUMNER**

Personally appeared before me, a Notary Public of said County and State, CHRISTOPHER L EBY, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of September, 2012.

Notary Public

My Commission Expires: 8.20.14

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN

My Comm. Expires
August 20, 2014