WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/20/13 15:43 3 pgs
Fees:18.00 Taxes:403.30
20131220-0128913

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of December, 2013.

Notary Public

MY COMMISSION EXPIRES: 9/21/2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1531 Hunt Club Blvd Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Edward L. Gray Jr.	New Owner	05208005000
(NAME)	(NAME)	
612 Rowan Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **Donald Holcomb and wife, Christine Holcomb**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Edward L. Gray Jr.**, 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 Lot No. 33 on the Plan of Sequoia Valley, Section 1, as of record in Plat Book 3700, Page 81, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Donald Holcomb joined by his wife, Christine Holcomb by Deed from Thomas E. Layman and wife, Judith K. Layman, dated 07/29/2004 and filed for record on 07/30/2004 in Instrument 20040730009171?, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) All matters as set forth per Plat Book 3700, Page 81, said Register's Office.

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 549 Pueblo Drive, Madison, TN 37115-5423
(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 our hands this 20th day of December, 2013.

Donald Holcomb

Christine Holcomb

State of Alabama
County of Limestone

Personally appeared before me Donald Holcomb and Christine Holcomb, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19 day of December, 2013

Notary Public
My Commission Expires: 4-25-16

My Commission Expires

RETURN TO:
Stewart Title Company Tennessee Division
1531 Hunt Club Blvd Suite 106
Gallatin, TN 37066

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/17/14

PAMELA JO SMITHSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Homeland Title, LLC
[illegible] General George Patton Drive
Franklin, TN 37067