

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $$203,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF Decmeber, 2013.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: (AFFIX SEAL) 10/24/17

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adonis Holbrooks 1284 Blairfield Dr Antioch, TN 37013	Peoples Home Equity 5205 Maryland Way St 100 Brentwood, TN 37027	Map 174110A10200CO Parcel

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 acknowledged, we,

J.C. Hite, an unmarried man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Adonis Holbrooks and Jaimee Holbrooks, husband and wife

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:

Land in Davidson County, Tennessee, Being Lot No. 198, on the Plan of Cane Ridge Farms, Phase One, Section Three, of record in Instrument No. 20020712-0084136, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to J.C. Hite, an unmarried man by deed from Wilson & Associates, P.L.L.C., dated December 16, 2011, Instrument No 20120126-0007320, Register's Office for said County.

J.C. Hite and John C. Hite being one in the same person.

This being investment property only, having never been the personal residence of the grantor at anytime.

This conveyance is made subject to the following:

1) 2014 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 1284 Blairfield Dr Antioch, TN 37013
(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 my hand(s) this 20th day of December, 2013.

J.C. Hite

BILL GARRETT, Davidson County
Trans:T20130107970 DEEDWARR
Recvd: 12/31/13 10:22 2 pgs
Fees:13.00 Taxes:752.95

20131231-0131132

STATE OF AR
COUNTY OF White

Personally appeared before me, J.C. Hite, with whom I am personally acquainted, (or who 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 20 day of December, 2013.

Karen L Baker
NOTARY PUBLIC

My Commission Expires:

"OFFICIAL SEAL"
KAREN L. BAKER
WHITE COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires November 26, 2017
Commission No. 12363584

~~PLEASE RETURN TO:~~
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Return TO:
Realty Title & Escrow Co., Inc.
1139 N.W. Broad St., Ste. ~~200~~ 101
Murfreesboro, TN 37129