This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

Record + Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Terry Holleman
6707 Holt Rd
Nashville, Tennessee 37211

SEND TAX BILL TO:
Owner

MORTGAGEE:

BILL GARRETT, Davidson County
Trans:T20140061717 DEEDWARR
Recvd: 08/20/14 15:20 3 pgs
Fees:18.00 Taxes:654.90
20140820-0076012

MAP 133-13
GROUP
PARCEL 30.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Michael V. Holmes, Trustee, or his successors in trust, under the Holmes Family Living Trust, dated 9/24/03, ,** hereinafter called the Grantor, has bargained and sold, and by these presents, does hereby transfer and convey unto **Terry Holleman and J. C. Kyle**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A"

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2014 and subsequent years.

This is **improved** property known as **609 Dunston Drive, Nashville, Tennessee 37211.**

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, Grantor does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, Grantor does further covenant and bind itself, its successors 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 this the **1st** day of **August, 2014.**

Michael V. Holmes, Trustee, or his successors in trust, under the Holmes Family Living Trust, dated 9/24/03

By: _____ TRUSTEE

Michael V. Holmes, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Michael V. Holmes** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Trustee** of **Michael V. Holmes, Trustee, or his successors in trust, under the Holmes Family Living Trust, dated 9/24/03**, the within named bargainor, and that he as such authorized , with the authority so to do, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 1st day of August, 2014.

_____
Mary Joe Hartz
NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $177,000.00.

_____
AFFIANT

Subscribed and sworn to before me on this 1st day of August, 2014.

_____
NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

File #14-8853

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 643 on the Plan of Caldwell Hall Subdivision, as shown by plat and survey of record in Plat Book 3300, page 19, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Said Lot No. 643 fronts 80 feet on the south side of Dunston Drive and extends back 150.7 feet on the west line and 145.3 feet on the east line, to a dead line in the rear on which it mesures 80.3 feet thereon.

Being the same property conveyed to Michael V. Holmes, Trustee, or his successors in trust, under the Holmes Family Living Trust, dated 9/24/03 by deed June 7, 2007 from Michael V. Holmes and wife, Patricia R. Holmes of record in Instrument no. 20070608-0068832, Register's Office for Davidson County, Tennessee.