WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/02/15 15:55 2 pgs
Fees:13.00 Taxes:839.90
20150402-0029143

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES 3-25-18
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Rebecca L. Nolan-Johnson	Cornerstone Home Lending, Inc.	181110B119 00CO
(NAME)	(NAME)	
9108 Carissa Drive	1177 West Loop South, Suite 200	
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027	Houston, TX 77027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Twenty-Seven Thousand And No/100 Dollars ($227,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **William S. Holmes Jr., unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Rebecca L. Nolan-Johnson and Garvin Johnson, wife and husband**, 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:

G. (CB)

Land in Davidson County, Tennessee, being Lot No. 119 on the Plat of Concord Place 2, Phase 3, of record in Instrument No. 20080808-0082075, Register's Office for Davidson county, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to William S. Holmes, Jr. and wife, Shelley Holmes by Warranty Deed from Centex Homes, a Nevada General Partnership, dated November 12, 2009, recorded November 17, 2009 of record in Instrument No. 20091117-0105758, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to William S. Holmes, Jr by Quit Claim Deed from Shelley Holmes, dated June 21, 2010, recorded December 20, 2011 of Records in Instrument No. 20111220-0099403, said Register's Office.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: FRN-150357

unimproved ☐
This is improved ☒ property, known as 9108 Carissa Drive, Brentwood, TN 37027

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, has 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 ~~27th~~ 30th day of March, 2015.

William S. Holmes Jr.

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Collier

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.William S. Holmes Jr.the within named bargainor, ~~with whom I am personally acquainted~~ (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of March, 2015.

Notary Public

My Commission Expires:

(SEAL)

MIRANDA SHARKEY
MY COMMISSION # FF 160314
EXPIRES: Sept. 16, 2018

True Copy Certification

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

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018