#32723

Davidson County DEEDWARR
Recvd: 12/09/15 08:29 3 pgs
Fees:18.00 Taxes:1502.20
20151209-0123715

WARRANTY DEED

RM15-5008

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $406,000.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF December, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Thomas Baker	Pentagon Federal C.U.	
5008 Traceway Drive (ADDRESS)	Box 1432 (ADDRESS)	
Nashville, TN 37221-7901 (CITY) (STATE) (ZIP)	Alexandria, VA 22313 (CITY) (STATE) (ZIP)	155-16A-288.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BRIAN W. HOLMES AND WIFE, KELLY S. HOLMES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN THOMAS BAKER AND WIFE LAURA BISHOP BAKER, hereinafter called the Grantee(s), their heirs and assigns, that 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. 241 on the Plan of Traceside, Section Ten, Revision One, of record in Plat Book 9700, Page 827, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brian W. Holmes and wife, Kelly S. Holmes by Warranty Deed from Michael Scott Hughes and wife, Donna Houston Hughes, of record in Instrument No. 20070301-0025331, Register's Office for Davidson County, Tennessee, dated February 28, 2007 and recorded on March 01, 2007.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 9236, Page 504, Book 9435, page 493, Book 9677, page 675, Book 11483, page 98, Book 11483, page 104, Instrument No. 20000922-0094253, Instrument No. 20010116-0004786, Instrument No. 20010221-0016218, Instrument No. 20020116-0006610 and Instrument No. 20020111-0004996, Book 9668, Page 894, Book 9668, Page 899, Book 3533, Page 299, Book 9306, Page 279, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5008 Traceway Drive , Nashville, Tennessee 37221-7901
(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 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 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 7th day of December, 2015.

Brian W. Holmes

Kelly S. Holmes

STATE OF Tennessee
COUNTY OF Davidson

On this the 7th day of December, 2015, before me personally appeared Brian W. Holmes and wife, Kelly S. Holmes to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th day of December, 2015.

Notary Public

My Commission Expires: 10.12.19

(SEAL)

LAURA PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, KELLY E. COX, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GERALD G. PATTERSON, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

