BILL GARRETT, Davidson County
Trans:T20160049748 DEEDWARR
Recvd: 06/13/16 11:48 2 pgs
Fees:13.00 Taxes:795.50

20160613-0059482

WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31 day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: March 20, 2018
(AFFIX SEAL)

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 541 N Mt. Juliet Rd, Ste. 2202, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Kimberly Holmes	New Owner	043 14010 0 00
(NAME)	(NAME)	
114 C Hillcrest Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Fifteen Thousand And No/100 Dollars ($215,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Rex A. Frazier, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ~~Kimberly Holmes~~ *Robert Patrick Holmes, III and Kimberly A. Beam Holmes husband & 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 parts of the south parts of Lots 9 through 17 inclusive of Block A on the Map of Yowell Place as of record in Book 974, Page 61, Register's Office for Davidson County, Tennessee.

Said parts of the south parts of Lots 9 through 17 fronts 95 feet on the westerly side of Hillcrest Drive and run back between lines 236.8 feet on the northerly parts of said lots, and 245 feet on the southerly side along a 5 foot strip between said parts of said lots, and the northerly line of lot 18 on said Plan; to a line at the rear measuring 81 feet thereon which rear line is part of the easterly line of lot 8 on said plan.

Being the same property conveyed to Rex A. Frazier, unmarried by Deed from Frank T. Grant and wife, Tracy S. Grant dated August 4, 1994 and recorded August 9, 1994 in Book 9432, Page 728, in said Register's Office for Davidson County, Tennessee.

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: MTJ-162108SSO

unimproved ☐

This is improved ☒ property, known as 114 C Hillcrest Drive, Madison, TN 37115

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 day of May, 2016.

Rex A. Frazier

STATE OF TENNESSEE

COUNTY OF ~~WILOSN~~ DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Rex A. Frazier, 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 27th of May, 2016.

Notary Public

My Commission Expires:

(SEAL)

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires
March 20, 2018

File Number: MTJ-162108SSO