WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160084583 DEEDWARR
Recvd: 09/26/16 15:55 2 pgs
Fees:13.00 Taxes:695.60
20160926-0101501

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOX 10-A

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,000.00

Kathleen Bean
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23 DAY OF September 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires September 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Donnell	Joshua Donnell	
(NAME)	(NAME)	
672 Annex Avenue	2866 Ares Station Rd.	90-8-54
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Lewisburg, TN 37091	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **CHARLES B. HOLMES, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSHUA DONNELL**, 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. 44 on the Plan of West Nashville Annex, of record in Book 332, Page 24, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Charles M. Holmes and wife, Bessie K. Holmes by Warranty Deed from John B. Singleton and wife, Delores A. Singleton, dated May 3, 1972, of record in Book 4600, Page 538, said Register's Office. Charles M. Holmes died on February 6, 1986, vesting title solely in Bessie K. Holmes. Bessie K. Holmes has since died testate on April 20, 2014. Under the aforesaid Will Charles B. Holmes is the named devisee and was appointed Executor of the Estate of Bessie K. Holmes, and was granted power to sell, transfer and convey any real property owned, which includes the subject property, without the joinder of any beneficiary or the approval of any court pursuant to Item IV of said Will.

Being the same property conveyed to Charles B. Holmes by Quitclaim Deed from Charles B. Holmes, The Executor of the Estate of Bessie K. Holmes, dated May 22, 2015, of record in Instrument No. 20150522-0047426, Register's Office for Davidson County, Tennessee.

This was never the principal place of residence for the Grantor.

This conveyance is subject to 2016 Real Property taxes; and All matters appearing on the plan of record in Book 332, Page 24, said Register's Office.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

unimproved
This is improved x property, known as 672 Annex Avenue, Nashville, TN 37209
(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 this 23 day of September, 2016

CHARLES B. HOLMES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles B. Holmes, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23 day of September, 2016.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 7, 2017

Notary Public