WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170030382 DEEDWARR
Recvd: 04/11/17 09:40 2 pgs
Fees: 13.00 Taxes: 1801.90
20170411-0035196

P-TC-17-186

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $487,000.00.

Helen T Bird
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF APRIL, 2017.

Robert L Scruggs
Notary Public

MY COMMISSION EXPIRES: May 8, 2017

(AFFIX SEAL)

ROBERT L SCRUGGS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 8, 2017

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Eric J. Barth and Helen T. Bird	**New Owner**	
(NAME)	(NAME)	**103-09-0-015.00**
4601 Park Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE ESTATE OF W. JOE HOLMES A/K/A WAVIL JOE HOLMES,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERIC J. BARTH AND HELEN T. BIRD, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Nos. 40 and 41 on the Plan of Hillwood Park, of record in Plat Book 3300, Pages 27 and 28, 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 W. Joe Holmes, an unmarried person by Warranty Deed from The Estate of Irene Flowers Stanton of record in Instrument No. 20020701-0078650, Register's Office for Davidson County, Tennessee, dated June 27, 2002 and recorded on July 01, 2002 as corrected by Deed of Correction recorded on November 26, 2003 in Instrument No. 20031126-0171889, Register's Office for Davidson County, Tennessee. The said W. Joe Holmes a/k/a Wavil Joe Holmes, died December 12, 2016, and by his Last Will and Testament admitted to probate on December 27, 2016 as Docket No. 16P2134, in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), devised the subject property to his brothers, David Larry Holmes and Wayne Pryor Holmes, and further appointed them as Co-Executors of his estate. The said David Larry Holmes declined to serve as Co-Executor and disclaimed the inheritance bequeathed to him under the aforementioned Will, thereby divesting all of his right, title and interest in and to the subject property and vesting it solely, in his brother Wayne Pryor Holmes, in fee simple. Said property being the subject of the Order Approving Contract in said Case No. 16P2134, in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), a certified copy of which is of record in Instrument No. 20170411-0035195, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 3300, Pages 27 and 28;
- Easement of record in Book 3312, Page 104, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **186 Forestwood Drive , Nashville, Tennessee 37209**.

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 the 7th DAY OF APRIL, 2017.

The Estate of W. Joe Holmes a/k/a Wavil Joe Holmes

BY: Wayne Holmes
Wayne Holmes
Executor

Wayne Pryor Holmes
Wayne Pryor Holmes, Individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WAYNE HOLMES, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged himself to be the Executor of the Estate of W. Joe Holmes a/k/a Wavil Joe Holmes, and in his capacity as such Executor, acknowledged that the execution of the within instrument was for the purposes therein contained.

Witness my hand and official seal, this the 7th day of April, 2017.

William E. Grones
Notary Public

My Commission Expires: 8/20/2019

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WAYNE PRYOR HOLMES Wayne Prior 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 April, 2017.

William E. Grones
Notary Public

My Commission Expires: 8/20/2019

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212