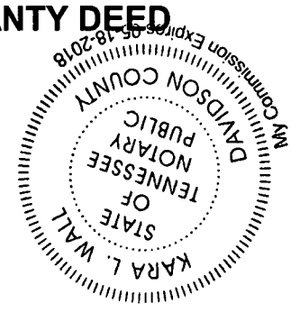
WARRANTY DEED



W-BR-17-0107

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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)
Jeremiah M. Holmes	**New Owner**	
(NAME)	(NAME)	**063-04-0-015.00**
606 Trebor Court		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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, **LINDA JANE STEELE, EXECUTOR FOR THE ESTATE OF MARTHA ELLEN MCCLAIN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEREMIAH M. HOLMES, UNMARRIED,** 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 No. 19 on the Plan of Clifton Place of record in Plat Book 2854, Page 86, 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 John William McClain and wife, Martha E. McClain by Warranty Deed from George B. Harry and wife, Gail C. Harry of record in Book 4486, page 870, Register's Office for Davidson County, Tennessee, dated March 11, 1971 and recorded on March 18, 1971. John William McClain having since died, predeceasing Martha E. McClain. Martha E. McClain having since died on September 25, 2016, leaving a Last Will and Testament, Docket No. 16P1682, filed in the Circuit Court of Davidson County, Tennessee (Probate Division). Appointing Linda Jane Steele as Co-Executor of the Estate of Martha Ellen McClain in the Last Will and Testament of Martha Ellen McClain. The said Linda Jane Steele and Todd Allyn Maurer since being named as Co-Executors, with the authority to sign jointly or separately, as stated in the Order to Sell Real Estate dated August 11, 2017, filed in the Circuit Court of Davidson County, Tennessee (Probate Division).

This conveyance is subject to:
- Taxes for the year 2017.
- All matters shown on the Plan of record in Plat Book 2854, Page 86, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **107 Clifton Court, Old Hickory, Tennessee 37138**.

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.

BILL GARRETT, Davidson County
Trans:T20170071462 DEEDWARR
Recvd: 08/17/17 10:36 2 pgs
Fees:13.00 Taxes:518.00



20170817-0084519

Witness my/our hand(s) this the 14th DAY OF AUGUST, 2017.

Estate of Martha Ellen McClain

BY: _____
Linda Jane Steele
Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared LINDA JANE STEELE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the EXECUTOR of ESTATE OF MARTHA ELLEN MCCLAIN, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as EXECUTOR.

Witness my hand and official seal, this the 14th of August, 2017.

_____
Notary Public
My Commission Expires: 3/6/18
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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