WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170075709 DEEDWARR
Recvd: 08/30/17 10:56 2 pgs
Fees:13.00 Taxes:1128.50
20170830-0089173



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of August, 2017.

Notary Public

MY COMMISSION EXPIRES: 6/19/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brian W. Davis	new owner	
(NAME)	(NAME)	
204 Barley Mill Road		064 01 0 026.00
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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 considerations, the receipt of which is hereby acknowledged, **James N. Holeman Jr. and Wife, Dorothy S. Holeman, Trustees of the U/A/D Jan. 15, 1998 of the Holeman Joint Revocable Living Trust**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Brian W. Davis and Jennifer S. Davis, Tenancy by Entirety**, hereinafter called the GRANTEE (S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being all of Lot No. 126 on the Plan of Section 5, Brandywine Farms, of record in Plat Book 4175, Page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James N. Holeman Jr. and wife, Dorothy S. Holeman, Trustees U/A/D Jan 15 1998 of the Holeman Joint Revocable Living Trust Agreement by Quit Claim Deed from James N. Holeman, Jr., and wife, Dorothy S. Holeman, individually, dated 01/15/1998, recorded 01/20/1998 of record in Book 10761, Page 424, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 4175, Page 18, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 3816, Page 544, Book 4242, Page 698, Extension of the Brandywine Farms of record in Book 6371, Page 372 and Book 9138, Page 45, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 204 Barley Mill Road, Old Hickory, TN 37138
(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), 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), 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 25th day of August, 2017.

JAMES N. HOLEMAN JR. AND WIFE, DOROTHY S. HOLEMAN, TRUSTEES OF THE U/A/D JAN. 15, 1998 OF THE HOLEMAN JOINT REVOCABLE LIVING TRUST

James N. Holeman Jr. Trustee

James N. Holeman Jr.
Trustee

Dorothy S Holeman Trustee

Dorothy S. Holeman
Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James N. Holeman, Jr and Dorothy S. Holeman with whom I am personally acquainted and who proved themselves to be the Trustee of The U/A/D Jan. 15, 1998 of the Holeman Joint Revocable Living Trust, the bargainor, and who, being authorized to do so, acknowledged they executed the foregoing instrument for the purposes therein contained.

Tracey Trumphour

Notary Public
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122