NEW OWNER:

Trevor Jaye Holmes
2138 15th Avenue N
Nashville, TN 37208

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 17-0480 FR

Parcel 081-03-0R-001.00-CO

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 2137 **DEEDWARR**
09/19/2017 09:57:34 AM 3 pgs
Fees: $18.00 Taxes: $1,057.83

20170919-0095673

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Eighty-Five Thousand Nine Hundred and 00/100 Dollars** ($285,900.00) cash in hand paid, the receipt of which is hereby acknowledged, **KEVIN GLOVER, a married man** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **TREVOR J. HOLMES, an unmarried man** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, State of Tennessee, being all of Unit A, of Homes of 2138 15th Avenue North, a horizontal property regime with private elements, as shown on survey and plat of same appearing of record in Declaration of Covenants, Conditions, and Restrictions of recorded as Instrument No. 20160720-0074679, Register's Office for Davidson County, Tennessee, to which plan reference is herein made for a more complete and accurate description of said property.

Being a portion of the same property conveyed to Alfred Colvin, II by Special Warranty Deed from Federal National Mortgage Association of record in Instrument No. 20130501-0043387 Register's Office for Davidson County, Tennessee, dated April 26, 2013 and recorded on May 01, 2013.

Being a portion of the same property conveyed to Kevin W. Glover, unmarried by Warranty deed from Alfred Colvin, II, married of record in Instrument No. 20160511-0047027 Register's Office for Davidson County, Tennessee, dated May 09, 2016 and recorded on May 11, 2016.

This property is not the principal residence of said grantor, nor is it the principal residence of any spouse of said grantor.

Being improved property also known as 2138 15th Avenue North, Unit A, Nashville, TN 37208.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-VRES-17-2138

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 15th day of **September, 2017**.

KEVIN GLOVER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, KEVIN GLOVER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of **September, 2017**.

NOTARY PUBLIC

My commission expires: 11/17/19

Kellie L Parsons
State of Tennessee Notary Public
Rutherford County
My Commission Expires November 17, 2019

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The actual consideration or value, whichever is greater, for this transfer is $ **285,900.00** .

AFFIANT

Sworn to and subscribed to before me this 15th day of **September, 2017**.

NOTARY PUBLIC

My commission expires: 07/06/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020