WARRANTY DEED

Bill Garrett Davidson County
Batch# 39530 DEEDWARR
12/19/2017 02:50:30 PM 2 pgs
Fees: $13.00 Taxes: $819.55
20171219-0129305

MST 2017-1559

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15TH DAY OF December, 2017.

Notary Public

MY COMMISSION EXPIRES: 2-28-2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Oakley S. Smith	State Farm Bank, F.S.B.	173-16-0A-191.00-CO
(NAME)	(NAME)	
3804 Grant Ridge Lane	P.O. Box 9616	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Newark, NJ 07184-0986	
(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, I/WE, **William Holmes and Tara Holmes, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Oakley S. Smith, unmarried man,** 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. 105 on the Plan of Hidden Creek (A Cluster Lot Subdivision) Phase 1, Section 1, Phase 2, and Phase 3, Section 1, of record in Plat at Instrument No. 20030213-0020016 and Surveyors Certificate of Correction recorded in Instrument No. 20030213-020016 and 20031120-0169641, 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 William Holmes and Tara Holmes, husband and wife by Warranty Deed from Beazer Homes Corp. of record in Instrument No. 20060630-0078325 Register's Office for Davidson County, Tennessee, dated June 22, 2006 and recorded on June 30, 2006.

Subject to: Property taxes for 2017 have been prorated between the parties as of the date of this instrument; Subject to all matters shown on the Plan of record as Instrument Number 20030213-0020016 and Surveyors Certificate of Correction recorded Instrument No. 20030213-020016 and 20031120-0169641, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20020514-0059176, as amended in Instrument No. 20030313-0033781, Instrument No. 20050308-0025065 and Instrument No. 20090908-0084135, Register's Office for Davidson County, Tennessee. By-Laws of record in Instrument No. 20030303-0027389, as amended in Instrument No. 20090908-0084136, Register's Office for Davidson County, Tennessee. Charter for HOA of record in Instrument No. 20020202-0027388, as amended in Instrument No. 20081230-012365, Register's Office for Davidson County, Tennessee. Quitclaim Deed of common area to HOA of record in Instrument No. 20030303-0027387, Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 3804 Grant Ridge Lane, Antioch, TN 37013
(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/our hand(s) this 15TH DAY OF DECEMBER 2017.

William Holmes

Tara Holmes

STATE OF Tennessee
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Holmes and Tara Holmes, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15TH day of December, 2017.

Notary Public

My Commission Expires: 2-28-17

(SEAL

JAMES K. STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-28-2021

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021