Bill Garrett Davidson County
Batch# 39962 DEEDWARR
12/20/2017 02:22:12 PM 2 pgs
Fees: $13.00 Taxes: $906.50
20171220-0129685

This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Zeke Anderson
938 1st Avenue North
Nashville, Tennessee 37201

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Ameris Bank Mortgage Services
2000 Meridian Blvd., Suite 270
Franklin, TN 37067

MAP & PARCEL:
82-14-A-73.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jeffrey H. Holmes and Rhonda M. Holmes, husband and wife,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Zeke Anderson, single man**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment situated in Davidson County, Tennessee, being Unit No. 938, as specified on the plan of Riverfront Condominiums, a horizontal property regime, created under Title 66, Chapter 27, Section 101, et seq., as amended in Tennessee Code Annotated, and as established by Master Deed for Riverfront Condominiums of record in Instrument No. 20051221-0153160; as amended and supplemented in Instrument No. 20051228-0155671; Instrument No. 20060518-0058640; and in Instrument No. 20150402-0029055, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plan of Riverfront Condominiums, a horizontal property regime, appearing as Exhibit to said Master Deed, as amended, for a more complete and detailed description as to details and location of said Unit.

Being the same property conveyed to Jeffrey H. Holmes and Rhonda M. Holmes, husband and wife, by Warranty Deed from Charles H. Butler, unmarried, dated June 4, 2007, recorded June 7, 2007, of record in Instrument No. 20070607-0068354, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2017 and subsequent years.

This is **improved** property known as **938 1st Avenue North, Nashville, Tennessee 37201.**

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, his heirs and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 OUR HANDS, this the **18th** day of **December, 2017**.

Jeffrey H. Holmes

Rhonda M. Holmes

Rhonda M. Holmes

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jeffrey H. Holmes and Rhonda M. Holmes**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 18TH day of December, 2017.

Susan G. Cox
NOTARY PUBLIC

My Commission Expires: 8/22/21

SUSAN G. COX STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual value or consideration, whichever is greater, for this transfer is **$245,000.00**.

AFFIANT

Subscribed and sworn to before me on this 18th day of December, 2017.

Susan G. Cox
NOTARY PUBLIC

My Commission Expires: 8/22/21

SUSAN G. COX STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No. 17094780