WARRANTY DEED

Bill Garrett Davidson County
Batch# 59012 **DEEDWARR**
02/14/2018 10:24:23 AM 2 pgs
Fees: $13.00 Taxes: $693.75

20180214-0014513

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of February, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-17-21

(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
BR Real Estate Holdings, LLC	Same	
(NAME)	(NAME)	
11205 Lebanon Rd ste 37		149-02-0-074.00
(ADDRESS)	(ADDRESS)	
Mt Juliet, TN 37122		
(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, we, **Antoinette Bolden and Husband, John D. Bolden**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **BR Real Estate Holdings, LLC**, 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 in Davidson County, Tennessee, being all of Lot No. 55 on the Plan of Oakwood Subdivision, Phase Two, Section One, of record in Plat Book 7900, Page 126, 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 Antoinette Bolden and John D. Bolden, husband and wife by Special Warranty Deed from The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for the holders of the Certificates, First Horizon Mortgage Pass-Through Certificates Series FH04-AA7, by First Horizon Home Loans, a division of First Tennessee Bank NA, Master Servicer, in its capacity as agent for the Trustee under the pooling and servicing agreement by its attorney in fact singlesource property solutions, dated 12/20/2010 recorded 01/28/2011, of record in Instrument No. 20110128-0007859, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 7900, Page 126, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 7981, Page 478, Instrument of Correction of record in Book 8313, Page 17, Instrument of Correction of record in Book 9237, Page 1, Fist Amendment to Declaration of record in Book 8038, Page 838, Second Amendment to Declaration of record in Book 9781, Page 987, Book 10650, Page 785, Supplemental Declaration of record in Book 8191, Page 323, Correction Supplemental of record in Book 8191, Page 324, in the Register's Office for Davidson County, Tennessee. Easement contained in Warranty Deed of record in Book 4411, Page 243, in the Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 5612, Page 255, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Book 6269, Page 197, Book 6298, Page 582, in the Register's Office for Davidson County, Tennessee. Easement contained in Warranty Deed of record in Book 7715, Page 152, in the Register's Office for Davidson County, Tennessee. Charter contained in Articles of Incorporation of Oakwood

Homeowners Association of record in Book 7954, Page 508, Instrument of Correction of record in Book 8013, Page 624, in the Register's Office for Davidson County, Tennessee. Charter contained in Articles of Incorporation of Oakwood Homeowners Association of record in Book 7981, Page 474, 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 2553 Oak Forest Drive, 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 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 our hands this 7th day of February, 2018.

Antoinette Bolden

Antoinette Bolden

John D. Bolden

John D. Bolden

State of Tennessee
County of Wilson

Personally appeared before me Antoinette Bolden and John D. Bolden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of February, 2018.

Notary Public

My Commission Expires: 5-17-21

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

