THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P18-24336

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **101,500.00**.

Timothy W. Holmes 2-21-18
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 1.6.20

(AFFIX SEAL)

JAMES A. WALCHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

Bill Garrett Davidson County
Batch# 61582 **DEEDWARR**
02/22/2018 11:49:26 AM 2 pgs
Fees: $13.00 Taxes: $375.55
20180222-0016965

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy W. Holmes and Ginger P. Holmes	NEW OWNER	
1718 Warfield Drive		09606008000
Nashville, TN 37215		
(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, **Jeremy Edward Morris, unmarried,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy W. Holmes and wife, Ginger P. Holmes,**

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. 131 on the Plan of Woodberry Park of record in Plat Book 2133, Page (s) 117 through, 119 inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 131 fronts 77 feet on the Northerly side of Woodberry Drive and runs back 416.8 feet on the Easterly line and 408.3 feet on the Westerly line, to a dead line, measuring 77.6 feet thereon.

Being the same property conveyed to Jeremy Edward Morris by Quitclaim Deed from Tidwell Living Trust under Agreement dated March 5, 2007, Paul Douglas Howard, Trustee of record in Instrument No. 20140903-0080441 Register's Office for Davidson County, Tennessee, dated August 29, 2014 and recorded on September 03, 2014.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **2656 Woodberry Drive, Nashville, TN 37214.**

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 hand this the 21st day of February, 2018.

Jeremy Edward Morris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeremy Edward Morris** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 21st day of February, 2018.

My Commission expires: 1-6-20

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN