This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20180536 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$236,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 13th day of March, 2018. Notary Public My Commission Expires: 1-3-2022

MELODY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

WARRANTY DEED

THIS INDENTURE, made this 13th day of March, 2018, among:

CHRISTOPHER P. HOLMES, A SINGLE MAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

Janette E. Reese, unmarried and Lisa K. Taylor, unmarried, as tenants in common with right of survivorship

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of Sterling Heights, Section Three of record in Plat Book 1424, Page 113, 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 Christopher P. Holmes, a single man by Warranty deed from Jim Ayers, unmarried of record in Instrument No. 20140820-0075822 Register's Office for Davidson County, Tennessee, dated July 25, 2014 and recorded on August 20, 2014. (Value of consideration shown in aforementioned deed $147,000.00.) Being also known as 50 Jay Street Nashville, Tennessee 37210.

Being also known as 50 Jay Street Nashville, Tennessee 37210.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

Bill Garrett Davidson County
Batch# 68948 DEEDWARR
03/14/2018 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $873.20
20180314-0024032

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Christopher P. Holmes

State of ~~Tennessee~~ Oregon
County of Multnomah

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Christopher P. Holmes, the within named bargainor(s), with whom I am personally acquainted (or proved 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 12th day of March, 2018.

OFFICIAL STAMP
MARIA CHRISTINE MAPES
NOTARY PUBLIC-OREGON
COMMISSION NO. 966304
MY COMMISSION EXPIRES SEPTEMBER 14, 2021

Notary Public
My Commission Expires: 09/14/2021

Owner Name & Property Address:

Name: Janette E. Reese and Lisa K. Taylor, and Lisa Taylor
Address: 125 W Marthona Rd
City, State, Zip: Madison, TN 37115

Responsible Party For Taxes:

Name: Franklin American Mtg Co.
Address: 6100 Tower Circle, Ste 600
City, State, Zip: Franklin, TN 370670

Tax ID: 119-06-0-160.00

Tennessee Certification of Electronic Document

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Robert L Scruggs

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and
Notary's Name

state, Robert L. Scruggs, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

