WARRANTY DEED

Bill Garrett Davidson County
Batch# 90400 DEEDWARR
05/09/2018 10:50:00 AM 2 pgs
Fees: $13.00 Taxes: $629.00

20180509-0044407

ROBIN S. EDWARDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$170,000.00.**

Affiant

Subscribed and sworn to before me this 7 day of May, 2018.

Notary Public Robin S. Edwards
My Commission expires: 3/24/2019
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kristy Marrero		162-01-0D-015.00CO
628 Maple Top Drive	New Owner	
Antioch, TN 37013		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Steven Gerald Holmes, Tonda Joyce Holmes-Bogan and Kristy Ann Holmes-Foote,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kristy Marrero, a single woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 15 on the plan of Maple Valley Subdivision, Section Three of record in Plat Book 6900, page 968, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Steven Joseph Holmes, unmarried by Warranty Deed from Julie E. Haley Warpool dated August 26, 1994 of record in Book 9452, page 366, Register's Office for Davidson County, Tennessee. Said Steven Joseph Holmes having since died on January 14, 2018 and by his Last Will and Testament his heirs at law are Steven Gerald Holmes, Tonda Joyce Holmes-Bogan and Kristy Ann Holmes-Foote as shown in Probate Case #18P257, Davidson County Probate.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 6900, page 968, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7932, page 285 and Book 8043, page 754, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 7361, page 238, Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to Metropolitan Government of Nashville and Davidson County of record in Book 7430, page 179 and Book 7430, page 216, Register's Office for Davidson County, Tennessee.

This is improved property known as: **628 Maple Top Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 7, 2018.

Steven Gerald Holmes

Tonda Joyce Holmes-Bogan by Steven Gerald Holmes as Atty in Fact

Tonda Joyce Holmes-Bogan by Steven Gerald Holmes as Attorney in Fact

Kristy Ann Holmes-Foote by Steven Gerald Holmes as Atty in Fact

Kristy Ann Holmes-Foote by Steven Gerald Holmes as Attorney in Fact

STATE OF TENNESSEE COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Steven Gerald Holmes** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WITNESS my hand and Official Seal at office this May 7, 2018

Notary Public

My Commission Expires: 11-8-21

STATE OF TENNESSEE COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Steven Gerald Holmes, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-fact for Tonda Joyce Holmes-Bogan, the within named bargainor(s), and that he as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Tonda Joyce Holmes-Bogan, the bargainor(s), by the said Steven Gerald Holmes, as Attorney-in-Fact.

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

NOTARY PUBLIC

My Commission Expires: 11-8-21

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Steven Gerald Holmes, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-fact for Kristy Ann Holmes-Foote, the within named bargainor(s), and that he as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Kirsty Ann Holmes-Foote, the bargainor(s), by the said Steven Gerald Holmes, as Attorney-in-Fact.

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

NOTARY PUBLIC

My Commission Expires: 11-8-21

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY