Bill Garrett Davidson County
Batch# 104687 DEEDWARR
06/14/2018 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20180614-0057252

RECORD AND RETURN
Tennessee Title Services
101 Springhouse Ct S-202
Hendersonville, TN 37075

P18-8694-PILK

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	COUNTY OF Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 525,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June, 2018. Notary Public MY COMMISSION EXPIRES: 9-22-20 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry McGee	Bond Mortgage LLC	
111 Spring Valley Rd	318 Seaboard Lane, Ste 310	095-04-0-209-00
Nashville, TN 37214-2821	Franklin, TN 37067	
(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, WE, **Andrea M. Holmes and husband, Jason R. Holmes**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Terry Allen McGee and Faye Ellen Porter, husband and wife**

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. 1, on the Plan of the Resubdivision of Lot #35, Bluefields, of record in Book 4470, Page 169, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Andrea M. Holmes and husband, Jason R. Holmes by Warranty deed from Miriam M. Harper, unmarried aka Miriam Mitchell Harper, by Power of Attorney, Joy Harper Painter of record in Instrument No. 20050324-0032283 Register's Office for Davidson County, Tennessee, dated March 11, 2005 and recorded on March 24, 2005.

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 () UNIMPROVED
(X) IMPROVED property known as **111 Spring Valley Rd, Nashville, TN 37214-2821.**

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 our hands this the 12th day of June, 2018.

Jason R. Holmes

Andrea M. Holmes by Jason R. Holmes Attorney in Fact

Andrea M. Holmes by Jason R. Holmes, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jason R. Holmes** 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 of the purposes therein contained.

Witness my hand and official seal this the 12th day of June, 2018.

My Commission expires 11/3/20

SAMUELLE ANDERSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jason R. Holmes** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Andrea M. Holmes**, as her Attorney in Fact, as the free act and deed of the within named **Andrea M. Holmes**.

Witness my hand and official seal this the 12th day of June, 2018.

My Commission expires 11/3/20

SAMUELLE ANDERSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public

True Copy Certification

I, Brenda Huntsman, do hereby make oath that I am a licensed attorney and/or the 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.

Brenda Huntsman

Signature

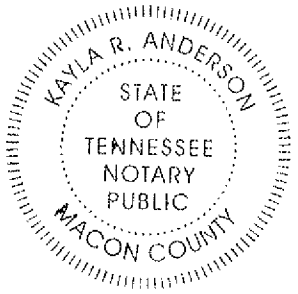
State of Tennessee

County of Macon

Personally appeared before me, Kayla Anderson, a notary public for this county and state, Brenda Huntsman, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kayla R. Anderson

Notary's signature



My Commission Expires: 11-20-18