Bill Garrett Davidson County
Batch# 121471 DEEDWARR
07/27/2018 12:53:30 PM 2 pgs
Fees: $13.00 Taxes: $573.50
20180727-0073483

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF July, 2018

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-8-22

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| GRE LLC | Same | 09008012901 |
| (NAME) | (NAME) | |
| 626 James Ave | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37209 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Charles B. Holmes, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hillary Gaineas, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Gaileywood Subdivision, Section 3, as of record in Book 3106, Page 115, Register's Office for Davidson County, Tennessee

Said Lot No. 32 fronts 50 feet on the easterly side of James Avenue and extends back 139.9 feet on the southerly line and 140.6 feet on the northerly line to a 12 foot alley in the rear, measuring 50.0 feet thereon.

This is improved property known as 626 James Ave , Nashville, TN 37209.

Being the same property to Charles Boyd Holmes by Quit Claim Deed from J. Michael Jacobs, reserving a life estate in Charles M. Holmes and wife, Bessie K. Holmes, of record in Deed Book 6733, Page 523, Register's Office for Davidson County, Tennessee. The said Charles M. Holmes predeceased his wife, Bessie K. Holmes, on February 6, 1986.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations.

This is Improved property, known as 626 James Ave Nashville TN 37209
(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 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. 07/13/18

Charles B. Holmes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Charles B. Holmes with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 07/13/18.

Notary Public

My Commission Expires: _____

JOHN A. BELL JR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires OCT 10, 2019

**True Copy Certification**

I, Dellarie Ledbetter, do hereby make oath that I am a licensed notary under the authority of the electronic version of the attached document, executed herewith and that this is a true and correct copy of the original document executed and notarized according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S. Thompson, a notary public for this aforesaid state, Dellarie Ledbetter, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 12.04.19