Warranty Deed

Bill Garrett Davidson County Batch# 129803 DEEDWARR 08/16/2018 12:09:22 PM 2 pgs Fees: $13.00 Taxes: $765.90 20180816-0081329	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $207,000.00. Affiant Subscribed and sworn to before me, this the 15th day of August, 2018. Notary Public My commission expires: 3/8/22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kristen L. Bryan	Bank of Tennessee	
1117 Fernbank Dr.	301 E. Center St	052-09-0-008.06
Madison, TN 37115	Kingsport TN 37660	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CYNTHIA M. ST HOLMES, AN UNMARREID WOMAN,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KRISTEN L. BRYAN, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 part of Lot No. 17 of the Montague Subdivision, of record in Book 421, page 129, Register' s Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Beginning on the Southeasterly margin of Fernbank Drive and widened at a point 280 feet Northwardly from Palestine avenue; thence South 53 degrees 7 minutes East 208.8 feet to a point; thence North 36 degrees 53 minutes East 64 feet to the Southeasterly corner of the property conveyed to James K. Chaffin and wife, Joyce Chaffin, by deed of record in Book 3438, page 379, said Register' s Office; thence with Chaffin' s Southerly line North 53 degrees 7 minutes West 208.8 feet to a point in the Southeasterly margin of Fernbank Drive; thence with said margin of Fernbank Drive, South 36 degrees, 53 minutes West 64 feet to the point of beginning.

Being the same property conveyed to Gloria J.Bender, unmarried by Warranty deed from Mari Beerrman and Maria Urtubees, both unmarried of record in Instrument No. 20081023-0106224 Register's Office for Davidson County, Tennessee, dated October 14, 2008 and recorded on October 23, 2008.

Being the same property conveyed to Cynthia M. St Holmes by QuitClaim deed from Gloria J. Bender, unmarried of record in Instrument No. 20140606-0049533 Register's Office for Davidson County, Tennessee, dated May 29, 2014 and recorded on June 06, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1117 Fernbank Dr., Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of August, 2018.

Cynthia M. St Holmes

Cynthia M. St Holmes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Cynthia M. St Holmes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of August, 2018.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021