Karen Y Johnson Davidson County
Batch# 150756 DEEDWARR
10/11/2018 11:25:48 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20181011-0100877

WARRANTY DEED CREATING TENANCY BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, I, **CRAIG CHARLES HOLCOMB, JR.**, have this day bargained and sold and by these presents do hereby transfer and convey unto **ERIN HORNSBY HOLCOMB**, her heirs and assigns, so much and such an interest and a sufficient interest so as to create in us an estate by the entirety, and so that, we shall be owners of said tract of land as tenants by the entirety. Said tract of land is situate in Davidson County, Tennessee, and more particularly described as follows, to-wit:

> Unit Y-402, Plan of River Plantation, Phase I, Section 4, Condominium Apartments, of record in Plat Book 4860, Pages 17, 18 & 19, as amended in Plat Book 4860, Pages 107, 108 & 109, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more particular description of said property.
>
> This being the same property conveyed to Craig Charles Holcomb, Jr. by Co-Executor's Deed of record at Instrument #20170425-0040507, dated April 18, 2017, and recorded April 25, 2017, Register's Office of Davidson County, Tennessee.
>
> Map & Parcel: 142 05 0C 005.00

TO HAVE AND TO HOLD so much and such an interest and a sufficient interest in the above described tract of land unto **Craig Charles Holcomb, Jr. and wife, Erin Hornsby Holcomb**, their heirs and assigns, in order and to the end that we shall own said tract of land as tenants by the entirety.

Grantor covenant with the said Grantee, her heirs and assigns, that Grantor is lawfully seized and possessed of said interest in and to said above described tract of land; that Grantor has a good and lawful right to sell and convey the same, and it is free from any lien or encumbrance whatsoever, except for 2018 taxes which are now due and payable.

Grantor further covenant and bind himself, his heirs and future representatives, to forever warrant and defend the title to said interest in and to the above described tract of land against the lawful claims and demands of all persons whomsoever.

It is the intention of the grantor herein by this instrument to create an estate by the entirety, in and to the above described tract of land previously owned by the grantor, all as contemplated by Tennessee Code Annotated, Section 66-1-109.

WITNESS my hand on this the 9th day of October, 2018.

CRAIG CHARLES HOLCOMB, JR.

STATE OF TENNESSEE
COUNTY OF HARDEMAN

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Craig Charles Holcomb, Jr. with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing Warranty Deed for the purposes therein contained.

WITNESS my hand and seal of office at Bolivar, Tennessee, on this the 9th day of October, 2018.

Notary Public

TINA P. KELLEY
STATE OF TENNESSEE NOTARY PUBLIC
HARDEMAN COUNTY

My Com. Exp 6-21-22

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO WARRANTIES AS TO TITLE ON THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

****

PROPERTY OWNERS NAME AND ADDRESS (SAME AS PERSON RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES UNLESS OTHERWISE STATED):

Craig Charles Holcomb, Jr., et ux
1103 Glenview Drive
Nashville, TN 37229-2487

****

THIS INSTRUMENT PREPARED BY:
CATHY HORNSBY FROST
HORNSBY LAW FIRM
P.O. BOX 477
BOLIVAR, TN 38008

OATH

I, or we, hereby swear or affirm that the actual consideration to this transfer, or value of the property or interest in property transferred, whichever is greater, is **$.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 9th day of October, 2018.

Notary Public or Register

My Com. Exp 6-21-22

