WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #2955777

Return to:

STATE OF Tennessee)
COUNTY OF Williamson)

The actual consideration or value for this transfer, whichever is greater, is $531,690.00.

Affiant

Subscribed and sworn to me, this the 24 day of October, 2018.

Notary Public

My commission expires: 4/6/21

GARY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Property Address:	Property owner:	Mail tax bills to:	Parcel ID:
1023 Davidson Road NASHVILLE, TN 37205	James Holzemer Lee Holzemer 1023 Davidson RD Nashville, TN 37205	Owner	115-02-0-118.00

THIS INDENTURE is made effective the 13 day of July, 2018, by **Pina C. Patel and Shane Brown, husband and wife,** First Parties, for the purpose of conveying the premises described herein to James Michael Holzemer and Lee Owen Holzemer *, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

* husband and wife

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Crest Meade, Section I of record in Plat Book 2331, Page 153, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 35 fronts 158 feet on the Southwesterly margin of Davidson Road and runs back 266 feet on the Southeasterly line and 232 feet on the Northwesterly line to a dead line measuring 161.7 feet thereon.

Being the same property conveyed to Pina C. Patel and Shane Brown, husband and wife by Warranty deed from Donald A. Barnes, Jr. and Laurance M. Barnes, husband and wife of record in Instrument No. 20160810-0083025 Register's Office for Davidson County, Tennessee, dated August 22, 2016 and recorded on August 10, 2016.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subject to all matters shown on the Plan of record in Plat Book 2331, Page 153; Restrictions of record in Book 2602, Page 129; Easements of record in Book 4913, Page 430, all in the Register's Office for Davidson County, Tennessee

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all exisTing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

Karen Y Johnson Davidson County
Batch# 154657 **DEEDWARR**
10/29/2018 10:13:55 AM 2 pgs
Fees: $13.00 Taxes: $1,967.25

20181029-0106718

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns. that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20 18, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Pina C. Patel
Pina C. Patel

Shane Brown
Shane Brown

STATE OF TN)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Pina C. Patel**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 13 day of July, 2018.

NOTARY PUBLIC

My Commission Expires: My Commission Expires May 15, 2021

JOSE CORPENO AYALA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TN)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Shane Brown**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 13 day of July, 2018.

NOTARY PUBLIC

My Commission Expires: _____

My Commission Expires
May 15, 2021

JOSE CORPENO AYALA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

This deed is prepared with information provided by STELTEMEIER & WESTBROOK, PLLC. Preparer makes no representation with regard to the title.