Karen Y Johnson Davidson County
Batch# 155937 DEEDWARR
11/01/2018 04:22:40 PM 2 pgs
Fees: $13.00 Taxes: $629.00
20181101-0108569

WARRANTY DEED

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, **LARRY E. LAWHORN,** hereinafter called Grantor, has this day bargained and sold and by these presents does hereby transfer and convey all his right, title and interest unto **CRAIG CHARLES HOLCOMB, JR. AND WIFE, ERIN H. HOLCOMB,** hereinafter called Grantee, his heirs and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

Land in the 18th ward of Davidson County, Tennessee, being Lot No. 27 on the Map of Haynie's Central Park Plan as of record in Book 161, Page 116, Register's Office of Davidson County, Tennessee.

Said Lot No. 27 fronts 50 feet on the northerly side of Glenview Drive, formerly Crutcher or Greenwood Street, and runs back between parallel line 150 feet to an alley.

This being the same property conveyed to C.E. Lawhorn and wife, Sue C. Lawhorn by deed of record as Book 4088, Page 472, and rerecorded in Book 4100, Page 765, Register's Office of Davidson County, Tennessee. C.E. Lawhorn died September 24, 1989 leaving his wife, Sue C. Lawhorn as surviving tenant by the entirety. Sue C. Lawhorn married Calvin C. Burgett and she went by Jennie Sue Burgettt. Calvin C. Burgett and Jennie Sue Burgett entered into an Antenuptial Agreement on November 18, 1991 that disclaimed any interest in each other's property, real and personal. Jennie Sue Burgett aka Sue C. Lawhorn died testate February 7, 2014 and her Last Will and Testament was probated in the Circuit Court of Davidson County, Tennessee, Docket #14P-505. Per her Will all of her property, real and personal went to her only child, Larry E. Lawhorn (with the exception of a few pieces of furniture which went to Larry E. Lawhorn for life and then to her two grandsons.) See also Affidavit of Heirship recorded as Instrument #20150406-0030027, in the Register's Office of Davidson County, Tennessee.

Map 94, Group 1, Parcel 167.00

The Seller is not a foreign person subject to the withholding provisions of the Foreign Investment And Real Property Tax Act of 1980 as amended by the Federal Tax Reform Act of 1984.

TO HAVE AND TO HOLD said land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

And Grantor does covenant with the said Grantee, that Grantor is lawfully seized and possessed of said property, 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 as herein stated and except 2018 taxes which are now due and payable and which Grantee agrees to pay.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands 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.

IN TESTIMONY WHEREOF, Grantor has hereunto set his signature on this the 1ST day of ~~October~~ November, 2018.

LARRY E. LAWHORN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Larry E. Lawhorn, 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 Nashville, Tennessee, on this the 1ST day of ~~October~~ November, 2018.

Notary Public

My Com. Exp March 8, 2021

MARLENE J. RANDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2021

DISCLAIMER

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.

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

Craig Charles Holcomb, Jr. and wife, Erin H. Holcomb
1103 Glenview Drive
Nashville, TN 37216

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

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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 $170,000.00 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 1ST day of November, 2018.

Notary Public or Register
My Com. Exp. March 8, 2021

MARLENE J. RANDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2021