THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Y Johnson Davidson County
Batch# 169959 DEEDWARR
12/04/2018 01:08:30 PM 3 pgs
Fees: $18.00 Taxes: $592.00
20181204-0118276

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kevin P. Nutting, Jose Fuenmayor and Gabriel Fuenmayer 710 Braidwood Drive Nashville, TN 37214	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 400 Brentwood, TN 37027	096-10-0-189.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **JESSICA HOLBERT**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **KEVIN P. NUTTING and JOSE FUENMAYOR and GABRIEL FUENMAYER, as Joint Tenants with Right of Survivorship**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 362, on the Map of Cloverhill, Section V, as of record in Book 2133, Page 88, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tamela R. Holbert and Timothy E. Holbert, wife and husband, by Cash Deed from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, of record on January 10, 1991, at Book 8273 Page 617, Davidson County Register of Deeds. Further being the same property conveyed to Tamela R. Holbert, by Quitclaim Deed from Timothy E. Holbert, of record on November 5, 1992, at Book 8778 Page 653, said Register's Office. Further being the same property conveyed to Jessica Holbert, only child of the deceased, and Bryan Cravens, husband of the deceased by Affidavit of Inheritance of Real Estate from Tamela R. Cravens, deceased January 5, 2014, on July 18, 2014, at Instrument No. 20140718-0064016, Davidson County Register of Deeds. *** Said Quitclaim Deed being re-recorded to correct the property address of record on July 18, 2014, at Instrument 20140718-0064017, with corrected address in Instrument No. 20150805-0078174, Davidson County Register of Deeds. *** Being further conveyed to Jessica Holbert by Quitclaim Deed from Bryan Cravens.

This property is commonly known as **2931 Emery Drive, Nashville, TN 37214**.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 my hand this 15th day of **November, 2018**:

Jessica Holbert
Jessica Holbert

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JESSICA HOLBERT**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15 day of November, 2018:

Notary Public

My Commission Expires: 5/31/22

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $160,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th DAY OF NOVEMBER, 2018:

Notary Public

My Commission Expires: 4/13/22

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

***further conveyed to Jessica Holbert by Quitclaim Deed from Brian Cravens, of record in Instrument No. 20140718-0064017, recorded on 7/18/2014, said Register's Office, Deed correcting address of record in Instrument No. 20150805-0078174, recorded 8/5/15, of said Register's Office.

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda Minor

MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

