WARRANTY DEED

HENRY MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires 09-06-2022

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $333,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th DAY OF March, 2019

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 206133 DEEDWARR
03/15/2019 09:13:24 AM 2 pgs
Fees: $13.00 Taxes: $1,235.43

20190315-0023673

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erica T. Holmes and Charles Holmes	Erica T. Holmes and Charles Holmes	
(NAME) 3017 Katonka Drive	(NAME) 3017 Katonka Drive	174110A46600CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Kimberly Ames and Jeffery L. Ames** , A MARRIED COUPLE, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Erica T. Holmes and Charles Holmes, a Married Couple,** HEREINAFTER CALLED THE GRANTEE, 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 all of Lot No. 262, Final Plat, Cluster Lot Subdivision, Cane Ridge Farms, Phase Six, Section Three, a plat appearing of record in Instrument No. 20060601-0064580, of the Register's Office of Davidson County, Tennessee, to which plat reference is here made for more complete details of location and description of said lot.

FOR INFORMATION PURPOSES ONLY: 3017 Katonka Drive, Antioch, TN 37013

Being the same property conveyed to Kimberly Ames and Jeffery L. Ames by virtue of that certain Warranty Deed dated April 28, 2008, and being of record at Instrument No. 20080430-0043887 and Scrivener's Affidavit at Instrument No. 20080430-0043887 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book Instrument No. 20060601-0064580, in the Register's Office of Davidson County, Tennessee. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20000905-0087103, 20001204-0119093, 20010815-0088370, 20040319-0031603, 20041102-0131848, 20100526-0040558 and 20160601-0055259 in the said Register's Office. By-Laws of record in Instrument No. 20000905-0087103 in the said Register's Office. Charter recorded at Instrument No. 20010815-0088360, in the said Register's Office. Easements of record at Book 4420, Page 36, Book 4428, Page 565, Book 5078, Page 476, Instrument No. 20020123-0009340 and 20060607-0067535, as recorded in the said Register's Office, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 3017 Katonka Dr. Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-BR-19-3017

the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 13th day of March, 2019.

Kimberly Ames

Jeffery L. Ames

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Kimberly Ames and Jeffery L. Ames**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of March, 2019.

Notary Public

My Commission Expires: 09/25/2019

