WARRANTY DEED

Karen Johnson Davidson County
Batch# 211791 DEEDWARR
03/29/2019 03:02:44 PM 2 pgs
Fees: $13.00 Taxes: $758.50

20190329-0028745

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $205,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF MARCH, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-9843

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Sonja Thoms	Churchill Mortgage	
303 Clofton Dr.	761 Old Hickory Blvd.	142-14-0-202.00
Nashville, TN 37221	Brentwood, TN 37027	

FOR AND IN 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 ACKNOWLEDGE, WE,

KRISTIN L. HOLSING, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SONJA THOMS, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 5-A, on the plan of Zone Lot Division, Harpeth View Estates, of record in Plat Book 6250, Page 211, as amended in Plat Book 6250, Page 511, in the Registers Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from Diana Hood, an unmarried woman to Kristin L. Holsing, a single woman, as recorded on the 29th day of March, 2017 in Instrument No. 20170329-0030535, corrected by Scrivener's Affidavit recorded in Instrument No. 20170803-0079268 and Warranty Deed from Clifton R. Myers, married to Diana Hood, an unmarried woman, as recorded on the 22nd day of August, 2016 in Instrument No. 20160822-0087355, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. FYI: Durable Limited Power of Attorney recorded at Instrument No. 20160822-0087354.

2. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

3. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HARPETH VIEW ESTATES, as recorded in Plat Book 6250, Page(s) 211, amended in Plat Book 6250, Page 511. Subject to the right of way of the L&N Railroad across the rear line of said lot. Subject to the right of way of T.V.A. easement across the front line of said lot.

5. Restrictions as shown on the plan of record Book 6250, Page 511, said Register's Office.

6. Easement for Telecommunications, recorded in Instrument No. 20140114-0003778, Affidavit recorded at Instrument No. 20140416-0031703.

This is improved property known as 303 Clofton Dr., Nashville, TN 37221

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 27th day of March, 2019.

Kristin L. Holsing

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, KRISTIN L. HOLSING, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 27th day of March, 2019.

Notary Public

My Commission Expires: 3-15-2020

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020