SPECIAL WARRANTY DEED

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,100.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-24-21

(AFFIX SEAL)

A-ZS-19-1315

Karen Johnson Davidson County
Batch# 213208 DEEDWARRSP
04/03/2019 10:30:49 AM 2 pgs
Fees: $13.00 Taxes: $633.07

20190403-0030146

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Select Home Solutions Group, LLC	**New Owner**	
(NAME)	(NAME)	**72-10-256.00**
4325 Hillsboro Pike Suite 300		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ESTATE OF CHARLES R. HOLMES,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SELECT HOME SOLUTIONS GROUP, LLC, A TENNESSEE LIMITED LIBABILTY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, described as follows:

Beginning at a point at the northwest intersection of Otay Avenue and Scott Avenue; thence with the north margin of Otay Avenue, westerly 94 feet; thence northerly parallel to the Westerly margin of Scott Avenue, 100 feet to the south line of the property conveyed to Robert E. Harris, by deed from E. B. Rucker of record in Book 549, Page 332; thence easterly along Harris' line, parallel to Otay Avenue 94 feet to the west margin of Scott Avenue; thence with the margin of the same southerly 100 feet to the beginning.

Being the same property conveyed to Charles R. Homes and wife, Hattie O. Holmes by Warranty Deed from John Wesley Watkins and wife, Dorothy L. Watkins recorded October 6, 1969 in Book 4370, Page 190, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles Rogers Holmes by Final Decree from Hattie Ilivia Holmes recorded June 3, 1976 in Book 5031, Page 374, Register's Office for Davidson County, Tennessee.

The said Charles Rogers Holmes (aka Charles R. Holmes) having since died on September 9, 2017, and whose probate estate is being administered in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, under Docket No. 17P-1776. In said Probate case, order approving the sale of 1315 Otay Street signed March 1,2019 approving Margaret Shree Parrish to sign as the Administratrix of the Estate of Charles R. Holmes.

This conveyance is subject to:

- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenants, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants or restrictions violate 42 USC 3604(c).
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1315 Otay Street, Nashville, Tennessee 37216**.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described below and incorporated herein by reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

Witness my/our hand(s) this the ____ DAY OF MARCH, 2019.

Estate of Charles R. Holmes

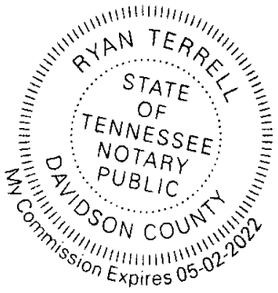
BY: Margaret Shree Parrish, administratrix
Margaret Shree Parrish
Administratrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET SHREE PARRISH, ADMINISTRATRIX of the ESTATE OF CHARLES R. HOLMES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 18 of March, 2019.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212