Karen Johnson Davidson County
Batch# 216695 DEEDWARR
04/12/2019 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $991.60
20190412-0033443

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $268,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 11TH DAY OF APRIL, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12-18-22

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**THIS INSTRUMENT PREPARED BY**
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 19-5619B

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| Prashant Singh | Same | 161-06-0A-144.00-CO |
| 1413 Beech Grove Way | | |
| Nashville, TN 37211 | | |

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**REBEKAH S. HOLCOMBE AND BRANDON HOLCOMBE, MARRIED COUPLE, AS TENANTS BY THE ENTIRETY**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**PRASHANT SINGH AND SANA SINGH, HUSBAND AND WIFE, AS JOINT TENANTS**

HEREINAFTER CALLED THE GRANTEE(S), 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 Unit 144 on the Plan of Final Plat of Oakhill Townhomes, Phase 3, Lot 3, as shown on Exhibit "A-1" to the Second Supplemental Declaration to Declaration of Protective Covenants, Conditions, Restrictions and Easements for OakHill Townhomes of record as Instrument No. 20080709-0070601, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Rebekah N. Strickler, unmarried by Warranty deed from Elizabeth A. Cruz, a married woman of record in Instrument No. 20161206-0127794 Register's Office for Davidson County, Tennessee, dated December 02, 2016 and recorded on December 06, 2016.

Being the same property conveyed to Rebekah S. Holcombe and Brandon Holcombe, a married couple, as tenants by the entirety by Quitclaim deed from Rebekah Strickler Holcombe ( nee Rebekah N. Strickler) of record in Instrument No. 20180702-0064056 Register's Office for Davidson County, Tennessee, dated June 27, 2018 and recorded on July 02, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 1413 Beech Grove Way, Nashville, TN 37211

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 10th day of April, 2019.

Rebekah S. Holcombe

Brandon Holcombe

JOSHUA RAINES
NOTARY PUBLIC
REGISTRATION # 7748556
COMMONWEALTH OF VIRGINIA
COMMISSION EXPIRES: 9/30/20

**STATE OF VIRGINIA**
**COUNTY OF** City of Richmond

Personally appeared before me, a Notary Public of said County and State, REBEKAH S. HOLCOMBE AND BRANDON HOLCOMBE, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 10th day of April, 2019.

Notary Public

My Commission Expires: 9/30/20

**File #: 19-5619B**

**RECORD & RETURN TO:**

**COMPASS LAND TITLE, LLC**

**278 Franklin Road, Ste. 190**

**Brentwood, TN 37027**

COMPASS
LAND TITLE

# TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY