This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-4352

Karen Johnson Davidson County
Batch# 236043 DEEDWARR
05/29/2019 02:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20190529-0050808

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $485,000.00

Affiant

Subscribed and sworn to before me, this the 29th day of May, 2019

Notary Public
My Commission Expires: 2-23-2021

SANDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Russ Sturgeon and Nelda Lee Sturgeon 1004 Grandview Drive Nashville, TN 37204	Russ Sturgeon and Nelda Lee Sturgeon P. O. Box 150403 Nashville, TN 37215	118-13-0-034.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Susan Wooten Holmes and Phillip E. Holmes,, Jr., a married couple**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Russ Sturgeon and Nelda Lee Sturgeon, husband and wife**, hereinafter called the Grantee(s), 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 Lot No. 32 on the Plan of Map of Section One - Oriental Golf Club Subdivision of record in Plat Book 1424, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Susan Wooten Holmes, married by Warranty deed from Donna Jo Huffman Masih, married and Paul Robert Huffman, married of record in Instrument No. 20161209-0129351 Register's Office for Davidson County, Tennessee, dated December 08, 2016 and recorded on December 09, 2016. (Value of consideration shown in aforementioned deed $300,000.00.) Being also known as 1004 Grandview Drive Nashville, Tennessee 37204.

This is ☒ improved or ☐ unimproved property located at: **1004 Grandview Drive, Nashville, TN 37204**
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This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 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 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of May, 2019.

GRANTOR:

Susan Wooten Holmes

Susan Wooten Holmes

Phillip E. Holmes,, Jr.

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Susan Wooten Holmes and Phillip E. Holmes,, Jr., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of May, 2019.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

