WARRANTY DEED

Karen Johnson Davidson County
Batch# 414731 DEEDWARR
06/15/2020 11:34:07 AM 5 pgs
Fees: $28.00 Taxes: $906.50

20200615-0060906

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 day of June 2020.

Notary Public

MY COMMISSION EXPIRES: 01.08.2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Diane S. Holmes	New Owner	095-07-0-106
(NAME)	(NAME)	
239 Blue Hills Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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 considerations, the receipt of which is hereby acknowledged, we **Patricia Porter Ellis, unmarried, and Pamela Porter Wilson, married, and Nash LeGrande IV, married and Melissa Massey LeGrand AKA Melissa Massey, unmarried, and Jessica Taylor, unmarried** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Diane S. Holmes, unmarried and Timothy W. Holmes and wife, Ginger P. Holmes, husband and wife, as joint tenants with right of survivorship,** hereinafter called the GRANTEE(S), his/her/their 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. 43 on the Plan of Marry Oaks, as of record in Book 1835, Pages 67 and 68, Register's Office for Said County

Said Lot No. 43 fronts 70 feet on the easterly side of Blue Hills Road and runs back 219.2 feet on the northerly line and 189.4 feet on the southerly line,to a dead line in the rear, measuring 100 feet thereon

Being the same property conveyed to Patricia Porter Ellis, as a one-third tenant-in-common, and Pamela Porter Wilson as a one-third tenant-in-common, and Nash LeGrande, IV, Melissa Massey, and Jessica Taylor, jointly as a one-third tenant-in-common by Quitclaim Deed from Geraldine W. Porter, dated May 22, 2008, and Recorded May 22, 2008 of record in Instrument No. 200805220052607, Register's Office for Davidson County, Tennessee.

None of the above grantors ever lived in the property as their marital residence and was never a marital asset.

This conveyance is subject to:
All matters shown on the plat of record in Plat Book 1835, Page 67, and 68 in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 239 Blue Hills Drive, Nashville, TN 37214
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 12th day of June 2020.

Patricia Porter Ellis

Pamela Porter Wilson

Pamela Porter Wilson

Nash LeGrande IV

Melissa Massey LeGrand

Melissa Massey LeGrand

Jessica Taylor

State of _____
County of _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia Porter Ellis, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this _____ day of _____ 2020.

Notary Public:
My Commission Expires: _____

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 239 Blue Hills Drive, Nashville, TN 37214
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 12th day of June 2020.

Patricia Porter Ellis
Patricia Porter Ellis

Pamela Porter Wilson

Nash LeGrande IV

Melissa Massey

Jessica Taylor

State of FL
County of Polk

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia Porter Ellis, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11 day of June 2020.

Notary Public:
My Commission Expires: 7-14-21

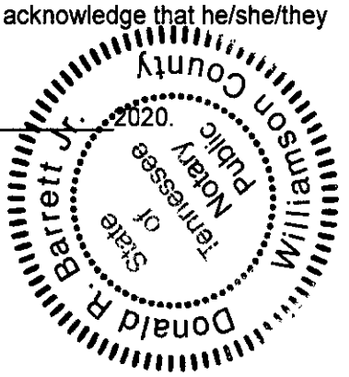
CASSANDRE MARTIN
Notary Public - State of Florida
Commission # GG 088446
My Comm. Expires Jul 14, 2021
Bonded through National Notary Assn.

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pamela Porter Wilson, , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12th day of June 2020.

Notary Public:
My Commission Expires: 8/16/21

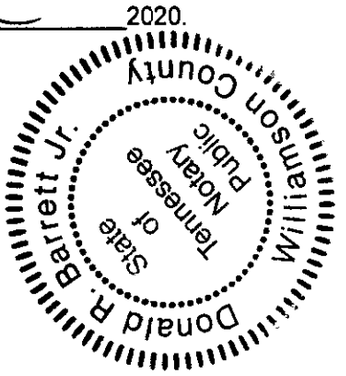


State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nash LeGrande IV, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12th day of June 2020.

Notary Public:
My Commission Expires: 8/15/21

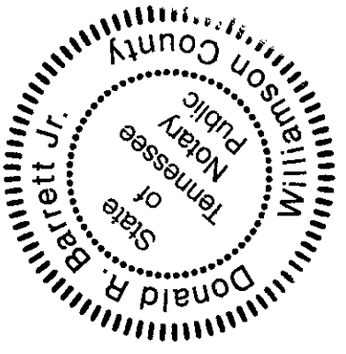


State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melissa Massey, ~~the~~ bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12th day of June 2020.

Notary Public:
My Commission Expires: 8/15/21



State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jessica Taylor, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10 day of June 2020.

Zachary Stahl
Notary Public:
My Commission Expires: March 1, 2023

ZACHARY STAHL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires March 1, 2023

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027