THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200527397

Karen Johnson Davidson County
Batch# 429775 **DEEDWARR**
07/01/2020 12:44:39 PM 2 pgs
Fees: $13.00 Taxes: $1,868.50

20200701-0071361

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $505,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of June, 2020.

R. L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My Commission Expires: January 8, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Thaddaeus Lane Black and Mackenzie Bonds Black 5037 Dovecote Drive Nashville TN 37220	~~New Owner~~ Guaranty Home mtg 316 Robert Rose Drive Murfreesboro, TN 37129	Tax Parcel ID No. 146 11 0 036.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Benjamin Brindley Holmes and Kate Marie Holmes, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thaddaeus Lane Black and Mackenzie Bonds Black, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 63, on the Plan of Section One Revised, Crieve Hall Estates, of record in Plat Book 1835, Pages 122-124, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Benjamin Brindley Holmes and Kate Marie Holmes, Husband and Wife by Warranty Deed from Matthew Jones, Married, of record in Instrument No. 20120522-0044248, in the Register's Office of Davidson County, Tennessee, dated May 21, 2012 and recorded on May 22, 2012.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, REVISED, CRIEVE HALL ESTATES, as recorded in Plat Book 1835, Page(s) 122-124.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2046, Page 88 and Appointment of Building Committee in Book 2396, Page 437.

This is improved property located at 5037 Dovecote Drive Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 30th day of June, 2020.

Benjamin Brindley Holmes

Kate Marie Holmes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Benjamin Brindley Holmes and Kate Marie Holmes, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2020.

Notary Public

My Commission Expires:

