Karen Johnson Davidson County
Batch# 500205 DEEDWARR
10/22/2020 10:18:17 AM 2 pgs
Fees: $13.00 Taxes: $1,106.30
20201022-0122774

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $299,000.00.

Hilario Figueroa
Affiant

File #2020-618

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me on October 20, 2020.

NOTARY PUBLIC
My Commission Expires: ~~My Commission Expires~~ February 26, 2023

THIS INSTRUMENT WAS PREPARED BY AND RETURNABLE TO:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Hilario Figueroa<br>331 Archer Way E<br>Hendersonville, TN 37075 | Highlands Residential Mortgage, LTD<br>12001 N. Central Expressway, Ste. 750<br>Dallas, TX 75243 | 050-02-0A-053.00 CO |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JONATHAN HOLMES AND STEPHANIE HOLMES, HUSBAND AND WIFE**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **HILARIO FIGUEROA, A MARRIED MAN**, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 53, as shown on the map entitled Belle Arbor PUD Phase 1, of record as Instrument No. 20091221-0115842, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JONATHAN HOLMES AND STEPHANIE HOLMES, HUSBAND AND WIFE, by deed from NVR, INC., A VIRGINIA CORPORATION T/A RYAN HOMES, of record as Instrument No. 20160627-0065203, dated June 24, 2016, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 1828 Belle Arbor Dr., Nashville, TN 37207.

**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, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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** our hands on October 20, 2020.

**Grantor:**

**Jonathan Holmes**

**Grantor:**

**Stephanie Holmes**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **JONATHAN HOLMES AND STEPHANIE HOLMES**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of October, 2020.

My Commission Expires Notary Public

My commission expires: February 26, 2023

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY