WARRANTY DEED

Karen Johnson Davidson County
Batch# 588870 **DEEDWARR**
03/10/2021 02:46:28 PM 2 pgs
Fees: $13.00 Taxes: $1,350.50

20210310-0031695

W-SB-VRES-21-2138

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON CO My Commission Expires 07-03-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Michelle Lavigne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MARCH, 2021.

Brian D. Mitchell
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jarred Wade Lavigne	**F&M Bank**	
(NAME)	(NAME)	**081-03-0R-001.00-CO**
2138 15th Ave N	**PO Box 451**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Clarksville, TN 37041**	
(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 consideration, the receipt of which is hereby acknowledged, **TREVOR J. HOLMES, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JARRED WADE LAVIGNE, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, State of Tennessee, being all of Unit A, of Homes of 2138 15th Avenue North, a horizontal property regime with private elements, as shown on survey and plat of same appearing of record in Master Deed of recorded as Instrument No. 20160720-0074679, Register's Office for Davidson County, Tennessee, to which plan reference is herein made for a more complete and accurate description of said property.

Being the same property conveyed to Trevor J. Holmes, an unmarried man by Warranty Deed from Kevin Glover, a married man of record in Instrument No. 20170919-0095673 Register's Office for Davidson County, Tennessee, dated September 15, 2017 and recorded on September 19, 2017.

The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- All matters shown on the Plan of record in Plat Book 57, Page (s) 26 and 27, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20160720-0074679, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20160720-0074678, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2138 15th Ave N, Nashville, Tennessee 37208**.

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), their heirs and 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), 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/our hand(s) this the 5th DAY OF MARCH, 2021.

Trevor J. Holmes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TREVOR J. 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 he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of March, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212