WARRANTY DEED

Karen Johnson Davidson County
Batch# 645065 **DEEDWARR**
05/27/2021 08:18:08 AM 2 pgs
Fees: $13.00 Taxes: $3,862.39

20210527-0071658

POLLY E. LAVIT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-17-2022

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,043,889.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of May, 2021

Notary Public

MY COMMISSION EXPIRES: 7.17.22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Susan P. Holmes, Trustee	Susan P. Holmes, Trustee	104-14-0-H-031.00 CO
(NAME)	(NAME)	
314 Whitworth Way	314 Whitworth Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Janet E. Ayers, Trustee of The Janet E. Ayers Living Trust, established by the Revocable Trust Agreement of Janet E. Ayers, dated June 15, 2009,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Susan P. Holmes and Christopher T. Holmes, Trustees of The Susan P. Holmes Revocable Living Trust, dated October 19, 2000,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS 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. 21 on the Plan of Whitworth, Section I, Phage 3, as of record in Plat Book 7900, pages 866-868, as amended by instrument of record in Book 9582, page 834 and Book 10270, page 34, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James W. Ayers by Warranty Deed from Kathleen Elizabeth Harbour and husband, James Huey, dated November 2, 2005, of record in Instrument No. 20051104-0133792, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Janet E. Ayers by Quitclaim Deed from James W. Ayers, dated September 28, 2010, of record in Instrument No. 20101001-0078447, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Janet E. Ayers, Trustee of The Janet E. Ayers Living Trust, established by the Revocable Trust Agreement of Janet E. Ayers, dated June 15, 2009, as amended from time to time, by Quitclaim Deed from Janet E. Ayers, dated October 6, 2010, of record in Instrument No. 20101015-0082735, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 314 Whitworth Way, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2021, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Plat Book 7900, pages 866, 867 and 868, amended in Book 9582, page

834 and Book 10270, page 34; Restrictions of record in Book 9567, page 185; Book 9567, page 216; Book 9567, page 269; Book 8026, page 305; Book 8285, page 45 and Book 10503, page 39; By-Laws of record in Book 8026, page 305; Book 9567, page 210 and Instrument No. 20020812-0097386; Articles of Incorporation/ Charter of record in Book 8090, page 691; Book 8283, page 523 and Book 10428, page 795; Easement for joint access of record in Book 9567, page 691; Easement for sewer of record in Book 3573, page 442; Stormwater Detention Agreement of record in Book 10633, page 334; Easement agreement of record in Book 9778, page 16; Deeds of conveyance to Metropolitan Government of record in Book 10360, page 307 and Book 10360, page 372; all of record in the Register's Office for Davidson County, Tennessee.

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. 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 hand this 20 day of May, 2021.

Janet E. Ayers, Trustee of The Janet E. Ayers Living Trust, established by the Revocable Trust Agreement of Janet E. Ayers, dated June 15, 2009

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Janet E. Ayers, Trustee of The Janet E. Ayers Living Trust, established by The Revocable Trust Agreement of Janet E. Ayers, dated June 15, 2009, of the with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Davidson, Tennessee, this 20th day of May, 2021.

Denise L Ozment
Notary Public
My Commission Expires: 7-9-22

File No.: 34387

