This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

Karen Johnson Davidson County
Batch# 805056 DEEDWARR
02/14/2022 02:04:42 PM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20220214-0016911

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $360,000.00.

Affiant

Subscribed and sworn to before me, this 14 day of FEBRUARY, 2022.

Notary Public
My commission expires: 11/08/22

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
CLAYTON WALTER HOLMES 1361 CROWN POINT PLACE NASHVILLE, TN 37211	New Owner	161060A20300CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSHUA E. COSTELLO, a single man,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **CLAYTON WALTER HOLMES and DOMINIQUE ASHLYN HOLMES, husband and wife,** 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 UNIT NO. 203, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF OAKHILL TOWNHOMES, PHASE 3, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS ESTABLISHED BY DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, OF RECORD IN INSTRUMENT NO. 20070614-0071397, SUPPLEMENTED IN INSTRUMENT NO. 20080325-0030014, AND INSTRUMENT NO. 20080709-0070601, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE SITE PLAN ATTACHED AS EXHIBIT A-1 TO THE AFOREMENTIONED SECOND SUPPLEMENT TO DECLARATION IN INSTRUMENT NO. 20080709-0070601, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JOSHUA E. COSTELLO, A SINGLE MAN, BY WARRANTY DEED FROM CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, DATED APRIL 27, 2010 OF RECORD IN INSTRUMENT NO. 20100605-0034089, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This property is improved property known as 1361 CROWN POINT PLACE, NASHVILLE, TN 37211.

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.

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 14 day of FEBRUARY, 2022.

JOSHUA E. COSTELLO

Acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSHUA E. COSTELLO, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the within instrument for the purposes therein contained

Witness my hand and seal this 14 day of FEBRUARY, 2022.

Notary Public
Commission expiration date: 11/08/22

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
(SEAL)
COUNTY OF DAVIDSON