BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 971861 DEEDWARR
02/17/2023 10:39:01 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20230217-0011651

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16 DAY OF February 2023.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires 10/2/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Dillingham and Vickie L. Dillingham	James E. Dillingham and Vickie L. Dillingham	
(NAME) 1315 Hwy 70	(NAME) 1315 Hwy 70	091 11 0 021.00
(ADDRESS) Kingston Springs, TN 37082	(ADDRESS) Kingston Springs, TN 37082	
(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 , **CHARLES B. HOLMES**, MARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES E. DILLINGHAM AND VICKIE L. DILLINGHAM, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 35 on the Revised plan of Section One, Morrow Meadows, of record in Plat Book 2083, Page 105, Register's Office for Davidson County, Tennessee.

Said Lot No. 35 fronts 57 feet on the Westerly side of Morrow Road and runs back between lines, 124.4 feet on the Southerly line, and 120.8 feet on the Northerly line, to a dead line in the rear on which it measures 48.74 feet.

Being the same property conveyed to Charles B. Holmes and Charles M. Holmes, by Warranty Deed from Thomas Hambrock and wife, Brenda Hambrock, of record in Book 4950, Page 81, in the Register's Office of Davidson County, Tennessee, dated September 4, 1975 and recorded on September 11, 1975.

Being the same property conveyed to Charles M. Holmes and wife, Bessie K. Holmes, by Quit Claim Deed from Charles B. Holmes, of record in Book 4987, Page 698, in the Register's Office of Davidson County, Tennessee, dated January 12, 1976 and recorded on January 13, 1976. The said Charles M. Holmes died on February 8, 1986.

Being the same property conveyed to Charles Boyd Holmes, by Quit Claim Deed from J. Michael Jacobs, reserving a life estate in Charles M. Holmes and wife, Bessie K. Holmes, of record in Book 6733, Page 519, in the Register's Office of Davidson County, Tennessee, dated November 18, 1985 and recorded on December 12, 1985.The said Bessie K. Holmes died on April 20, 2014. see probate recorded in Docket No. 14P-1442.

Property is not the marital residence for the Grantor.

Being the same property conveyed to Charles B. Holmes, by Quit Claim Deed from the Executor of the Estate of Bessie K. Holmes from Charles B. Holmes, of record in Instrument No. 20150522-0047428, in the Register's Office of Davidson County, Tennessee, dated May 22, 2015 and recorded on May 22, 2015.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

unimproved
This is improved x property, known as 605 Morrow Rd., Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 16 day of February, 2023

Charles B. Holmes

CHARLES B. HOLMES

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles B. Holmes, the 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 16 day of February, 2023.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires 10/2/23

Notary Public