BOOK 11626 PAGE 144

Mail

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

George F. Cole

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of July, 1999.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 4733 Andrew Jackson Parkway, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
George F. Cole III	Franklin American Mortgage Company	73-3-56
(NAME) 2845 McGavock Pike	(NAME) 501 Corporate Centre Drive, Suite 400	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Franklin, TN 37067	
(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, WE, **JAMES D. SIMMONS JR., MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GEORGE F. COLE III AND WIFE, SHERRY L. COLE** , 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 2845 McGavock Pike, Nashville, TN 37214

(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 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/our hand(s) this 26th day of July, 1999.

James D. Simmons Jr.

0626187

IDENTIF. + REFERENCE

99 AUG 19 AM 11:04

ALL TAXES PAID REGISTER
DAVIDSON COUNTY, TN.

0079 08/19 0101 03CHECK 473.50

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 James D. Simmons Jr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage , Tennessee this 26th day of July, 1999

Commission expires:

Notary Public

LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2000

BOOK 11625 PAGE 145

EXHIBIT A

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 163 ON THE PLAN OF SUTHERLAND HEIGHTS, SECTION 4 OF RECORD IN PLAT BOOK 2854, PAGE 43, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JAMES D. SIMMONS, JR. BY DEED FROM LURLIE K. COLE, A SINGLE PERSON, OF RECORD IN BOOK 11113, PAGE 616, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO: (1) TAXES WHICH HAVE BEEN PRORATED AND ASSUMED BY GRANTEE; (2) ALL RESTRICTIONS OF RECORD ; (3) ALL EASEMENTS OF RECORD; (4) ALL VISIBLE EASEMENTS; (5) ALL MATTERS APPEARING ON THE PLAN OF RECORD; (6) ALL APPLICABLE GOVERNMENTAL AND ZONING REGULATIONS.

UPON OATH, JAMES D. SIMMONS, JR., WARRANTS COVENANTS AND CERTIFIES THAT THE AFOREDESCRIBED REAL PROPERTY IS NOT HIS HOMESTEAD AS DEFINED BY STATUE.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11625 PAGE 146

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

06261187

IDENTIF. 4 REFERENCE

99 AUG 19 AM 11:04

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	125000.00
CON TX	462.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	473.50
CHECK	473.50

08/19/99 01 11:04 0001 8079

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1504112