WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/13/03 10:51 2pgs
Fees:13.00 Taxes:621.23

20030513-0064077

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MAY, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212

D-0211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy Fowler	Pulte Mortgage Corporation	053-03-0-223.00
(NAME)	(NAME)	
1301 Overton Street	7475 South Joliet Street	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Englewood, CO 80012	
(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, Keith E. Coke, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeremy Fowler and wife, Lara Fowler, 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 part of Lot No. 134, Section B, Village of Old Hickory, of record in Book 1424, Page 67, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the easterly margin of Overton Street, the common front corners of Lots 134 and 138 on said plan; thence with said margin of said street, northwardly 54.2 feet to a concrete monument at beginning of a curve having a radius of 10 feet; thence around said curve southeastwardly 15.7 feet to a concrete monument in the southerly margin of Thirteenth Street; thence with said margin of said street, eastwardly 102.5 feet to a concrete monument at the beginning of a curve having a radius of 10 feet; thence around said curve, southeastwardly 13.8 feet to a concrete monument in the westerly margin of Riverside Road; thence with said margin of said road southeastwardly 62.8 feet to a point; thence southwestwardly 50.5 feet to a point in the east or rear line of Lot No. 138; thence with the rear lines of Lots 134 and 138, northwardly 19 feet to a point, the northeast corner of Lot No. 138; thence with the north line of Lot 138 and the south line of Lot 134, westwardly 91.7 feet to the point of beginning.

Being the same property conveyed to Keith E. Coke and wife, Kay C. Coke by Warranty Deed from Deland Evischi and wife, Pamela J. Evischi, dated December 30, 1992, of record in Book 8838, Page 178, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Keith E. Coke by Quitclaim Deed from Kay C. Coke, dated March 29, 2001, of record in Instrument Number 20010424-0040397, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 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 government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1301 Overton Street, Old Hickory, TN 37138

(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 1st day of May, 2003.

Keith E. Coke

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 Keith E. Coke, unmarried 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 Nashville, Tennessee this 1st day of May, 2003.

Commission expires: 11/27/04

DANA DELWORTH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212