WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/02/04 12:36 2 pgs
Fees:13.00 Taxes:325.60

20040302-0023529

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$88,000.00**

Jennifer Ellis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **19TH DAY OF FEBRUARY, 2004.**

Lori Holloway
Notary Public

MY COMMISSION EXPIRES: **August 20, 2007.**
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Earheart Group, LP	OWNER	**087-01-0-032.00076-13-0-005.00**
(NAME)	(NAME)	
9641 Lebanon Rd		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(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, **Arnold A. Cole and wife Alice Faye Cole**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Earheart Group, LP**, 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. **1 & 4** on the Plan of **Cole's Retreat**, of record in Instrument No. **20021120-0144463**, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to Arnold A. Cole and wife Alice Faye Cole by deed of record in Book 6791, Page 606 and Book 9540, Page 153, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☒

This is improved ☐ property, known as **Wonderland Pass, Nashville, TN**

(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/our hand(s)** this **19th day of February, 2004**.

_____

_____

x Arnold A. Cole
Arnold A. Cole

x Alice Faye Cole
Alice Faye Cole

State of Tennessee **County of Wilson**

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named **Arnold A. Cole and wife, Alice Faye Cole**,the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 19th day of February, 2004.

Commission expires:8/20/07

Lori Holloway
Notary Public