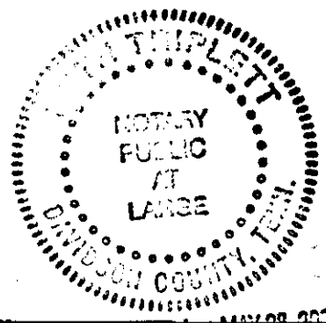
Box 13 #8149

WARRANTY DEED



My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,500.00

Heidi Jo Clay
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF AUGUST, 2004.

Beth Nutt
Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Cole	Columbia National, Inc.	150-7-194
(NAME)	(NAME)	
621 Country Meadow Court	7142 Columbia Gateway Dr.	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Columbia, MD 21046	
(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, Lalit R. Sheth and wife, Neela Sheth, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Cole and wife, Dana 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:

Land in Davidson County, Tennessee, being Lot No. 171 on the Plan of The Country, Section V of record in Plat Book 5200. Pages 271 and 272, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.
Said Lot No. 171 fronts 93.94 feet on the easterly margin of County Meadows Court and extends back 132.76 feet on the northerly line and 136.81 feet on the southerly line to a dead line in the rear measuring 60 feet thereon.

Being the same property conveyed to Lalit R. Sheth and wife, Neela Sheth, by deed of record in Book 7470, Page 427, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 621 Country Meadow Court, Antioch, TN 37013
(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.

Davidson County DEEDWARR
Recvd: 08/18/04 14:20 2pgs
Fees:13.00 Taxes:519.85

20040818-0099929

AUG-10-2004 16:23 ADVANTAGE TITLE 615 777 2015 P.01/07

Witness our hands this 10th day of August, 2004.

Lalit R. Sheth

Neela Sheth

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 Lalit R. Sheth and Neela Sheth 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10th day of August, 2004.

Commission expires: May 28, 2006

Notary Public



My Commission Expires MAY 23, 2008

AUG-10-2004 16:24 ADVANTAGE TITLE 615 777 2015 P.02/07