File No. 250502624

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/23/05 10:56 2 pgs
Fees:13.00 Taxes:529.10

20050623-0072180

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell Title
121 First Avenue South Ste. 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Lee Billingslea	New owner	073-09-0-168
(NAME)	(NAME)	
2000 Upland Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Keith Cole*, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew Lee Billingslea, and Wife, Christina Marie Billingslea, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 61 on the Plan of Henderson Gardens, Section 1, as of record in Plat Book 2900, Page 75.

Said Lot No. 61 fronts 80.0 feet on the southwest corner of Upland Drive and runs back between lines, measuring 178.0 feet on the northwesterly side and 177.0 feet on the southeasterly side to a dead line in the rear on which it measures 80.0 feet.

Being the same property conveyed to Keith Cole by Warranty Deed from Shane Raymond Luthe and wife, Michelle Ann Luthe of record at Instrument No. 20041115-0136738, Register's Office for Davidson County, Tennessee dated November 8, 2004.

Taxes for the year 2005 and subsequent years, a lien, but not yet due and payable. All prior years are paid.

Subject to all matters as set forth per Plat Book 2900, Page 75, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2000 Upland Dr., Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

* married; this property has never been the principal marital residence of the grantor (KC)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 21st day of June, 2005.

Keith Cole

Keith Cole

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

Witness my hand at office this 21st day of June, 2005.

Commission expires: 1/1/06

H. Anthony Duncan

Notary Public

File Number: 250502624

RETURN TO:
Sidwell Title
121 First Avenue South Ste. 200
Franklin, TN 37064

