WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: November 24, 2007.
(AFFIX SEAL)

TABITHA EDWARDS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11/24/2007

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith T. Cole	Keith T. Cole	95-05-0/13.00
(NAME)	(NAME)	
102 Eric Court	1907 Dahlia Circle	
(ADDRESS)	(ADDRESS)	
Goodlettsville, Tennessee 37072	Nashville, TN 37210	
(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, **Daniel B. Kemp, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Keith T. Cole and wife, Natosha B. 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. 45 on the Plan of Dahlia Gardens, as of record in Book 2663, page 93, Register's Office for Davidson County, Tennessee.

Said Lot 45 fronts 150.8 feet on the southerly side of Dahlia Circle and extends back 181 feet on the westerly line and 264.8 feet on the easterly line to a dead line measuring 302.3 feet thereon.

Being the same property conveyed to Daniel B. Kemp by Warranty Deed from Russell Carl Kemp, Judith K. Lowe and Melissa Hooberry, unmarried dated December 23, 1996 and filed for record in Book 10302, page 884.

Subject to any and all matters as shown on the Plan of Record in Plat Book 2663, page 93, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants/declarations of covenants, conditions and restrictions contained in instrument of record in Book 2856, page 63, Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines, if any easements and rights of way for public utilities.

unimproved ☐

This is improved ☒ property, known as 1907 Dahlia Circle, Nashville, TN 37210
(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 21st day of December, 2005.

Daniel B. Kemp

Davidson County DEEDWARR
Recvd: 12/27/05 12:52 2 pgs
Fees:13.00 Taxes:455.10

20051227-0153927

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me the undersigned, a Notary Public in and for said County and state, the within named Daniel B. Kemp the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of December, 2005.

Commission expires: November 24, 2007

Tabatha Edwards

Tabatha Edwards Notary Public

