WARRANTY DEED

Box 30

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00

Paula Thompson
Affiant

CISSY J. WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DICKSON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF FEBRUARY, 2007.

Cissy J. Williams
Notary Public

MY COMMISSION EXPIRES: March 15, 2008.
(AFFIX SEAL)

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

My Comm Expires 7-20-2008

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa Ann Dufrene	CTX Mortgage Co LLC	95-5-0/013.00
(NAME)	(NAME)	
1905 Dahlia Circle	3100 McKinnon Corp	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Dallas TN 75201	
(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 T. Cole and wife, Natohsa B. Cole**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Melissa Ann Dufrene, an unmarried woman**, 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:

Being Lot 1 of the re-subdivision of Lot 45 on the Plan of Dahila Gardens as shown on the Plan of record, recorded as Instrument NO. 20060322 0032616 in the Register's Office for Davidson County, Tennessee to which Plat reference is here by made for a more complete and accurate description thereof.

Being a part of the same property conveyed to Keith T. Cole and wife, Natosha B Cole from Daniel B. Kemp dated December 21, 2005 and recorded on December 27, 2005 as Instrument No. 20051227 0153937 and re-recorded on January 5, 2006 as Instrument No. 20060105 0001424 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters as shown on the Plan of Record in Book 2663, page 93 and Instrument NO. 200603220032616 in the 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 easements and restrictions on record in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 1905 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 our hands this 14th day of February, 2007.

Davidson County DEEDWARR
Recvd: 02/26/07 15:46 2 pgs
Fees:13.00 Taxes:562.40
20070226-0023886

Keith T. Cole

Natosha B. Cole

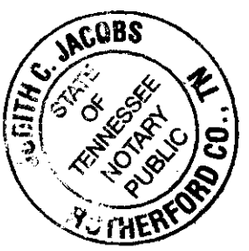
STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 14th day of February, 2007.

Commission expires: March 15, 2008



Judith C. Jacobs Notary Public