WARRANTY DEED

File Number: 70418

Davidson County DEEDWARR
Recvd: 09/28/07 09:58 3 pgs
Fees:18.00 Taxes:247.90
20070928-0115654

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,000.00

Iva McHaney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF SEPTEMBER, 2007.

Angela Harrell
Notary Public

MY COMMISSION EXPIRES: 4/28/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Iva McHaney	SunTrust Mortgage Inc.	
(NAME)	(NAME)	050-10-0-151.00
3201 Woodstock Dr.	P.O. BOX 26419	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Richmond, VA 23260	
(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, I, James D Cole, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Iva McHaney, unmarried, 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. 124 on the plan of Section four, Chesapeake Homes, of record in Book 6250, page 369, Register's Office for said County.

Said Lot No. 124, which is a corner lot, fronts 80.00 feet on the southerly margin of Chesapeake Homes and fronts 56.41 feet on the easterly margin of Woodstock Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 111.40 feet on the southerly line and 100.00 feet on the easterly line to a point of intersection.

Being the same property conveyed to Arketa D. Cole now deceased by quitclaim deed on January 14, 1991from Jack F. Kemp, Secretary of Housing and Urban Development in Book 8302 Page 64 in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James D. Cole by operation of law through the death of his mother, Arketa D. Cole. James D. Cole being the only surviving heir as referenced in Affadavit of Heirship dated August 6, 2007 of record in Instrument No. 20070927-0115203 and Affadavit of Heirship dated August 31, 2007 of record in Instrument No. 20070927-0115202, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 3201 Woodstock Dr., Nashville, TN 37207

(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 27th day of September, 2007.

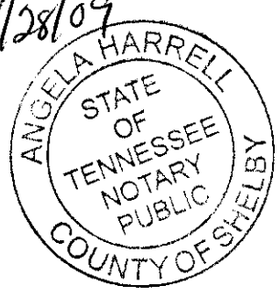
James D Cole

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

Witness my hand and official seal at Nashville, Tennessee this 27th day of September, 2007.

Commission expires: 4/28/09



Angela Harrell Notary Public

PINNACLE

TITLE & ESCROW, LLC

2109 Buena Vista Pike Nashville, TN 37218
Office (615) 256-3353 ~ Fax (615) 256-3331

I, Rachel L. Bell , do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Elizabeth Gray, a notary public for this county and state, Rachel L. Bell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: July 24, 2010

ELIZABETH A GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 2010