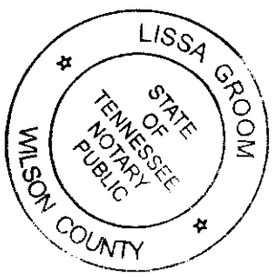
File No. 270900897

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $288,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF OCTOBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 12.30.08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory K. Cole	Gregory K. Cole	
(NAME) 3050 Lakeshore Drive	(NAME) **SAME**	MAP/PARCEL 05409002100
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(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, **WE, J.B. Gammon and wife, Eva Gammon**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gregory K. Cole and wife, Janet Marie Cole**, 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:

Land in Davidson County, Tennessee, being part of Lot No. 7 on the plan of Life Casualty Insurance Company Subdivision of the Dabbs and Elliot Property for Davidson County, Section 2, as of record in Book 843, Page 56, Register's Office for Davidson County, Tennessee, Described as follow: Beginning at a point in the center of Pitts Avenue 1,999 feet easterly as measured along the center of Pitts Avenue from the easterly margin of 32nd Street, being the northwest corner of the property conveyed to H.F. Burke and Wife, of recording Book 1036, Page 110, said Register's office; Thence with Burkes westerly line South 15°, 46' West 633.1 feet more or less to a point in the northwesterly line of lot 19 on said plan; thence with the line between lots 7 and 19 North 48°, 29' West 228.8 feet to a point at the south east corner of the property conveyed to Walter B. Warren and Wife, by deed of record in Book 1583, Page 387, said Register's office; thence with Warren easterly line northeasterly 530 feet more or less to a point in the center of Pitts Avenue; thence with the same easterly 90 feet to the point of beginning.

Being the same property conveyed to J.B. Gammon and wife, Eva Gammon by deed from Mildred Hayes Kinle and Ruby Nell Hayes Johnson of record in Deed Book 5653, page 510, recorded 9/19/1980, Register's Office for said County.

Metro Government of Nashville Easement as shown of record in Deed Book 9509, Page 670, Register's Office for said County.

Right-of-Way for Pitts Avenue, as much as therein may lie.

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

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.

Davidson County DEEDWARR
Recvd: 10/10/07 13:35 2 pgs
Fees:13.00 Taxes:1065.60
20071010-0120638

unimproved ☐

This is improved ☒ property, known as 3050 Lakeshore Drive, Old Hickory, TN 37138

(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 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 hands this 5th day of October, 2007.

J.B. Gammon

Eva Gammon

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named J.B. Gammon and wife, Eva Gammon, 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 purposes therein contained.

Witness my hand and official seal at MT JULIET, Tennessee, this 10/5/2007.

My Commission Expires: 11-28-09

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

File Number: 270900897

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122