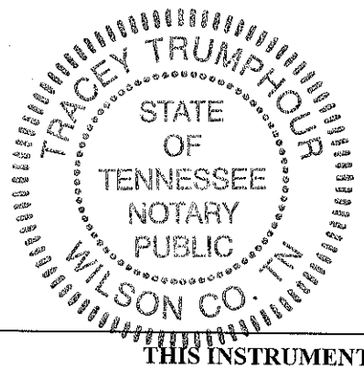
File No. 280201451

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Janet Marie Cole
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MARCH, 2008.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 11-28-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 03/17/08 11:46 3 pgs
Fees:18.00 Taxes:1609.50
20080317-0026537

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory K. Cole	Gregory K. Cole	
(NAME)	(NAME)	
3106 Lakeshore Drive	Same	MAP/PARCEL 053-12-0-180.00
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, Janet L. Curtis, Trustee of the Janet L. Curtis Revocable Living Trust Agreement dated 8/16/2004,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gregory K. Cole and Janet Marie Cole, husband and wife,** 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 part of Lot No. 3 of Section 2 of the Life & Casualty Company's Subdivision of the Dabbs & Elliott property, as or record in Book 843, Page 56, Register's Office for Davidson County, Tennessee, described according to a survey made by James A. Hamilton, Jr., Surveyor, October 7, 1963, as follows: Beginning at a point in the center line of Lakeshore Drive, formerly Pitts Avenue, at the common corner of Lots 2 and 3 on said Plan; thence with the line between said lots South 41°, 31 East, 200 feet to a point; thence southeasterly parallel to the centerline of said Drive 200 feet to a point; thence North 41°, East 123 feet, more or less, to a point in the boundary line of the property conveyed to U.S. Government by deed of record in Book 2141, Page 446; thence along said Government boundary line as follows: North 6°, 30 West, 62 feet, more or less; North 43°, West 81 feet, more or less; North 18°, East 30 feet, more or less, to a point in the centerline of Lakeshore Drive; thence with the center of the same, North 48°, 19 West, 62 feet, more or less, to the beginning.

Being the same property conveyed to Janet L. Curtis, Trustee of the Janet L. Curtis Revocable Living Trust Agreement dated 8/16/2004 by Quitclaim Deed dated 08/16/2004 from Janet L. Curtis of record in Instrument No. 20040818-0099815, recorded 8/18/2004, Register's Office for said County.

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.

unimproved ☐

This is improved ☒ property, known as 3106 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 14th day of March, 2008.

Janet L. Curtis, Trustee

Janet L. Curtis, of the Janet L. Curtis Revocable Living Trust Agreement dated 8/16/2004

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 Janet L. Curtis, Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt Juliet, Tennessee, this 3/14/2008.

My Commission Expires: 11·28·09

Tracey Trumphour

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

File Number: 280201451

RETURN TO:

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

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, 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.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, Lissa Groom, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Lissa Groom

Notary Public

My Commission Expires: 12/30/2008

270600731