File No. 280300289

CLG#200803002 9

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/14/08 15:50 2 pgs
Fees:13.00 Taxes:399.60

20080414-0037821

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES: . 11/22/09

(AFFIX SEAL)

JUDY REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Francisco Martinez	Countrywide Bank, FSB	Map 052-01-196.01
(NAME)	(NAME)	
746/748 Walnut Street	801 Crescent Center Drive	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Franklin, TN 37067	
(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, Virginia Garner Cole and husband, Wayne Cole, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Francisco Martinez and wife, Leticia Martinez, hereinafter called the grantee(s), HER 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 the most northerly 100 feet of Lot Nos. 14, 15 and 16 of Block "F" on the Revised Plan of Power and Roth's Madison Park Subdivision, as of record in Book 843, Page 7, Register's Office for said County, described as follows:

Beginning at a point on the westerly margin of Walnut Street, same being the southeasterly corner of Lot No. 8 of said subdivision and the northeasterly corner of said Lot No. 16; thence westwardly with the northerly boundary line of Lot Nos. 16, 15 and 14 of said subdivision, 150 feet to a point; thence southwardly with the westerly boundary line of Lot No. 14 of said subdivision, 100 feet to a point; thence eastwardly 150 feet, more or less, to a point on the westerly margin of Walnut Street; thence northwardly with said margin, 100 feet to the point of beginning.

Being the same property conveyed to Virginia Garner Cole by Deed dated May 7, 1979 from C. E. Garner and wife, Alice Garner of record in Deed Book 5554, page 148, Register's Office for said County.

Wayne Cole joins in this conveyance to convey any and all rights he may have in this property.

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 746/748 Walnut Street, Madison, TN 37115
(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), HER 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), HER 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 4th day of April, 2008.

Virginia Garner Cole

Wayne Cole

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Virginia Garner Cole and Wayne Cole the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 4th day of April, 2008.

Commission expires: 11/22/09

JUDY REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

File Number: 280300289

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122