03

Kirby Title 48-A

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 08060483**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $275,000.00. Affiant Subscribed and sworn to before me, this 14th day of July, 2008. Notary Public My Commission Expires: 2/22/09

DIANE K. MANN NOTARY PUBLIC WILLIAMSON COUNTY, TA

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

WARRANTY DEED

Address New Owner: Andrew R. Cole and Heather H. Cole 4908 Atwood Drive Nashville TN 37220	Send Tax Bills To: SUNTRUST MORTGAGE, INC. 901 SEMMES AVENUE RICHMOND, VA 23224	Tax Information: Tax Parcel ID No. 14607008400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Chad A. Miears, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew R. Cole and wife, Heather H. Cole**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 403, AN ADDITION TO SECTION ONE REVISED CRIEVE HALL ESTATES, as shown on plat of record in Plat Book 2083, Page 95, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Chad A. Miears, an unmarried person by Warranty Deed from Rawnie Berry, an unmarried person, recorded on the 20th day of January, 2004 in Instrument No. 20040120-0007429, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 4908 Atwood Drive Nashville TN 37220.

Misty Miears joins in this instrument to convey any and all interest, marital or otherwise, in said property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of July, 2008.

Chad A. Miears

Misty Miears

Davidson County DEEDWARR
Recvd: 07/16/08 15:25 2 pgs
Fees:13.00 Taxes:1017.50

20080716-0073066

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Chad A. Miears and Misty Miears, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of July, 2008.

Notary Public

My Commission Expires: 11/22/10

