Return to and
This Instrument Prepared By
and Return To:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File Number: 6090187

BILL GARRETT, Davidson County
Trans:T20090021873 DEEDWARR
Recvd: 04/02/09 12:44 2 pgs
Fees:13.00 Taxes:314.50
20090402-0029805

Send Tax Bills To:
Don Green
6316 Pettus Road
Antioch, TN 37013

New Owner is:
Don Green
2641 Edge O Lake Drive
Nashville, TN 37217

MAP: 149-04-0

PARCEL: 100.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Suzanne Cole**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Don Green and wife, Linda Green**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 533 on the Plan of Edge-O-Lake Estates, Section VI, as of record in Book 3700, page 15, Register's Office for said County, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Suzanne Cole, unmarried, by Warranty Deed from Jerrol R. Halverson and wife, Patricia M. Halverson, dated 8-27-79 and recorded 8-29-79 in Book 5490, page 44, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

This is **improved** property known as: 2641 Edge O Lake Drive, Nashville, TN 37217

SC by AS-AIF
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 17 day of March, 2009.

GRANTOR:

Suzanne Cole by Barbara Smith her attorney in fact

SUZANNE COLE BY BARBARA SMITH,

HER ATTORNEY-IN-FACT

ACKNOWLEDGEMENT

STATE OF KS)
COUNTY OF Geary)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Barbara Smith**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Suzanne Cole**, and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Instrument Number 20090402-0029804 of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 17 day of March, 2009.

CARRIE R. GREEN
State of Kansas
My Appt. Exp. 12/4/10

Carrie Green

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

Affiant

SWORN TO and subscribed before me this 31st day of March, 2009.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

NOTARY PUBLIC
My commission expires: