WARRANTY DEED

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 2009.

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: Same	MAP-PARCEL NUMBERS
Elaine Brokaw	BILL GARRETT, Davidson County Trans:T20090053660 DEEDWARR Recvd: 08/06/09 12:46 2 pgs Fees:13.00 Taxes:555.00 20090806-0074001	Map 172-12-O-B
(NAME)		Parcel 136.00 CO
1229 Crestfield Drive		
(ADDRESS)		
Nashville, TN 37211		
(CITY) (STATE) (ZIP)		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **CHRISTIAN MICHAEL COLE, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELAINE BROKAW, UNMARRIED,** HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 394 on the Plan of Bradford Hill, Section Seven, R-15 Residential PUD of record in Plat Book 7900, Page 6, and 7900, Page 337 and 338, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Christian M. Cole by Deed from Peggy D. Byram and Helen L. Kruse, both unmarried of record as Book 10910, Page 400 in the Register's Office for Davidson County, Tennessee, dated April 30, 1998.

Rebecca Rae Cole conveyed any interest she may have had in said property to Christian Michael Cole by Quitclaim Deed of record as Instrument No. 20081218-0121194, Register's Office for Davidson County, Tennessee, pursuant to Marital Dissolution Agreement and Final Decree of Divorce in the Eighth Circuit Court for Davidson County, Tennessee in the cause of Christian Michael Cole vs. Rebecca Rae Cole, Docket Number 08D-1958.

This conveyance is subject to (a) 2009 real property taxes; (b) all matters appearing on the plan of record in Book 7900, page 6 and Plat Book 7900, pages 337 and 338, said Register's Office; (c) restrictive covenants of record in Book 8069, page 170, Book 8522, page 853 and Book 9227, page 681, said Register's Office; (d) Bylaws of record in Book 8071, page 531, said Register's Office; and (e) easements of record in Book 8377, page 769, Book 8377, page 808, Book 9988, page 919 and Book 9988, page 923, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1229 Crestfield Drive, Nashville, Tennessee 37211
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 31st day of July, 2009.

Christian Michael Cole

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christian Michael Cole, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of July, 2009.

Commission expires:

Notary Public

AMY ADAMS GOWAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010