BILL GARRETT, Davidson County (3)
Trans:T20090072703 DEEDWARR
Recvd: 10/27/09 08:15 2 pgs
Fees:13.00 Taxes:333.00
20091027-0098777

BRITTANY GOINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $90,000.00

Affiant

Subscribed and sworn to before me, this 15th day of October, 2009.

Notary Public

My commission expires: 4-16-13

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Benjamin N. Roth	REGIONS BANK	**Map 071, Group 08-0, Parcel 178.00**
518 Norton Avenue	P.O. BOX 1565	
Nashville, TN 37207	CORDOVA, TN 38088	

FOR AND IN 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 ACKNOWLEDGE, WE,

William Herbert Cole, Jr. and Judy Sue Land; Heirs at Law and Devisees under The Last Will and Testament of William Herbert Cole, Sr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Benjamin N. Roth, an unmarried man

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. 99 on the Plan of Joywood Heights, Section One, of record in Plat Book 1130, page 91, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to William H. Cole and wife, Emma Nipper Cole, by Warranty Deed, from John E. Davidson and wife, Beverly Taylor Davidson, of record in Book 2099, page 256, Dated October 27, 1952, Register's Office for Davidson County, Tennessee. William H. Cole has since died and was preceded in death by his wife, Emma Nipper Cole. William H. Cole devised his estate, by Last Will and Testament, to his children, William Herbert Cole, Jr. and Judy Sue Ladd.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 1130, page 91 Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 1373, page 98, Book 1422, page 346 and Book 1518, page 183, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 518 Norton Avenue, Nashville, TN 37207.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 15th day of October, 2009.

William Herbert Cole, Jr.

Judy Sue Land

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, William Herbert Cole, Jr., the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of October, 2009.

Notary Public

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

My Commission Expires: 9/23/13

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Judy Sue Land , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of October, 2009.

Notary Public

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

My Commission Expires: 9/23/13

File #: **09068-CD**
RECORD & RETURN TO:
McCANN, HUBBARD & SOLOMON
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027