# WARRANTY DEED

Return to ..
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 12/23/12
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title and Escrow, 3055 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John Leavell Cole | SunTrust Bank | 14810012300 |
| (NAME) | (NAME) | |
| 3829 Creekside Drive | 401 Commerce Street | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37211 | Nashville, TN 37219 | |
| (CITY) (STATE) (ZIP) | (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, WE, Connie Sweeney, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Leavell Cole, 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:

Being Lot No. 104 on the Map of Blanchard Heights, as of record in Book 2663, pages 62 and 63, Register's Office for said County.

Said Lot No. 104 fronts 90 feet on the northeasterly side of Creekside Drive and runs back between lines 250.12 on the northwesterly line and 295.55 feet on the southeasterly line to a dead line in the rear, which is a broken line, on which it measures 151.2 feet.

Being the same property conveyed to Hollis Waller and wife, Carolyn M. Waller, by deed of record in Book 5881, Page 228, Register's Office for Davidson County, Tennessee. Hollis Waller having predeceased Carolyn M. Waller. Carolyn M. Waller having since died testate leaving Connie Sweeney as sole heir at law, reference Affidavit of Heirship in Instrument No. 20091103-0101303, said Register's Office.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Connie Sweeney by Carolyn Adcock as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20091103-0101304, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3829 Creekside Drive, Nashville, TN 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.

BILL GARRETT, Davidson County
Trans:T20090074724 DEEDWARR
Recvd: 11/03/09 09:45 2 pgs
Fees:13.00 Taxes:442.15
20091103-0101305

Witness my hand this 30th day of October, 2009.

Connie Sweeney by Carolyn Adcock her attorney in fact

Connie Sweeney by Carolyn Adcock, her attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 30th day of October, 2009, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Connie Sweeney and who acknowledged that she executed the same as the free act and deed of the said Connie Sweeney, through Power of Attorney granted her by the said Connie Sweeney.

Witness my hand and official seal at Nashville, Tennessee this 30th day of October, 2009.

Commission expires: 5-2-2011

KRYSTAL T. HEDGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

Notary Public