WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,900.00

Teresa Neel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MAY, 2010.

Hillary Torrence
Notary Public

MY COMMISSION EXPIRES: ~~March 3, 2014.~~ 12-10-12
(AFFIX SEAL)

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelly S. Lang	Superior Bank	11913015400
(NAME) 3008 Louise Drive	(NAME) 17 North 20th Street	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Birmingham , AL 35203	
(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, Daniel K. Cole, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kelly S. Lang, an unmarried woman, 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. 20 on the Plan of H.G. McNabb's Subdivision, as of record in Book 1130, Page 64, Register's Office for said County, described as follows:

Beginning on the easterly margin of Louise Drive, at the corner of Lots Nos. 19 and 20; thence with the line between said two lots, eastwardly 160.2 feet to the westerly line of Lot No. 15; thence with the line between said two lots, southwardly 83 feet to the northerly margin of Morton Street; thence with said Street; westwardly 138 feet to the beginning of a curve; thence around said curve in a northwesterly direction to the easterly margin of Louise Drive; thence with said Drive, northwardly 48.7 feet to the beginning.

Being the same property conveyed to Daniel K. Cole, by deed of record in Book 8605, Page 40, Register's Office for Davidson County, Tennessee.

Grantor certifies that this is not the usual place of residence of the Grantor(s), the Grantor(s)'s spouse, or the Grantor(s)'s dependents. This property is not a marital residence of the Grantor(s) and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 260-2-307 or similar statute.

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

unimproved ☐

This is improved ☒ property, known as 3008 Louise 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:T20100032223 DEEDWARR
Recvd: 05/28/10 09:58 2 pgs
Fees:13.00 Taxes:310.43
20100528-0041249

Witness my hand this 25th day of May, 2010.

Daniel K. 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 Daniel K. Cole, 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 Franklin, Tennessee this 25th day of May, 2010.

Commission expires: March 3, 2014

Beth Triplett Notary Public

