WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100036359 DEEDWARR
Recvd: 06/15/10 14:16 2 pgs
Fees: 13.00 Taxes: 525.03
20100615-0046527

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JUNE, 2010.

Notary Public

MY COMMISSION EXPIRES: May 31, 2011
(AFFIX SEAL)

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gloria K. Jones	NEW OWNER	43-15-0-167.00
(NAME)	(NAME)	
105 Larkin Springs Road		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, Keith Cole, a married man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gloria K. Jones, 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:

Land lying within the 9th Councilmanic District of Nashville, Davidson County, Tennessee and being the property of TCMC Madison-Portland, Inc., Map 43-15, Parcel 167 of record at Instrument No. 20060403-0037167, at the Register's Office for Davidson County, Tennessee, and being described according to a boundary survey by Hart, Freeland, Roberts, Inc., Stanley K. Draper, R.L.S. #2389, dated 12-11-06, and being more particularly described as follows:

Beginning at an iron pin new in the easterly right-of-way line of Larkin Springs Road, said pin being the southwesterly corner of the TCMC Madison-Portland, Inc. property, of record at Instrument No. 20060403-0037167, Map 43-15, Parcel 166;

Thence leaving said right-of-way line, S 83 deg. 13' 23" E, 395.81' to an iron pin old, in the westerly line of Lot 96, Kingsway Green, of record in Plat Book 3842, Page 227;

Thence with said line of Lot 96, S 7 deg. 50' 46" W, 50.57' to a point;

Thence N 83 deg. 10' 02" W, passing at 5.00' an iron pin new (witness point), a total distance of 395.99' to an iron pin new in the easterly right-of-way line of Larkin Springs Road;

Thence, with said right-of-way, N 8 deg. 03' 09", E, 50.18' to the POINT OF BEGINNING and containing 19939 square feet, or 0.458 acres, more or less.

Being the same property conveyed to Keith Cole, a married man by Warranty Deed from Strong Tower, LLC, a Tennessee Limited Liability Company dated September 23rd, 2009 and filed for record on September 29th, 2009 as Instrument No. 20090929-0090169, in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters as shown on the Plan of Record in Plat Book as Instrument No. 20060403-0037167, in the Register's Office for Davidson County, Tennessee.

Subject to Easement granted to Madison Suburban Utility District of Davidson County of record in Instrument No. 20030310-0031358, in the Register's Office for Davidson County, Tennessee.

Subject to Easement granted to Madison Suburban Utility District of Davidson County of record in Instrument No. 20030310-0031359, in the Register's Office for Davidson County, Tennessee.

Subject to Easement granted to Madison Suburban Utility District of Davidson County of record in Instrument No. 20030310-0031360, in the Register's Office for Davidson County, Tennessee.

Subject to Easement granted to Madison Suburban Utility District of Davidson County of record in Instrument No. 20030310-0031361, in the Register's Office for Davidson County, Tennessee.

Subject to Declaration of Easement of record as Instrument No. 20061228-0160173, in the Register's Office for Davidson County, Tennessee.

Subject to Declaration of Easement of record as Instrument No. 20061228-0160174, in the Register's Office for Davidson County, Tennessee.

Subject to Declaration of Easement of record as Instrument No. 20061228-0160175, in the Register's Office for Davidson County, Tennessee.

Subject to Declaration of Easement of record as Instrument No. 20061228-0160176, in the Register's Office for Davidson County, Tennessee.

Subject to Declaration of Easement of record as Instrument No. 20061228-0160177, in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

The Taxes have been prorated and assumed by the Grantee(s).

This is new construction and has never been the marital residence of Keith Cole.

unimproved ☐

This is improved ☒ property, known as 105 Larkin Springs Road, Madison, TN 37115

(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 7th day of June, 2010.

Keith 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, Keith Cole, the bargainor (s), 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 7th day of June, 2010.

Commission expires: February 21, 2012

Judith C. Jacobs Notary Public

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD CO., TN

Record & Return To:
Realty Title & Escrow Co., Inc.
Suite 101
Brentwood, TN 37027