Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20100056238 DEEDWARR
Recvd: 09/08/10 10:02 2 pgs
Fees:13.00 Taxes:628.63
20100908-0071365

STATE OF TENNESSEE
COUNTY OF Wilson
The actual consideration or value, whichever is greater, for this transfer is $169,900.00

Affiant

Subscribed and sworn to before me, this 3rd day of September, 2010.

Notary Public
My commission expires: 6-2-2013

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

02-1008-47058

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Angella D. King<br>717 Jaywood Drive<br>Old Hickory TN 37138 | New Owner | 063-16-0-B 076.00CO |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gregory B. Coles and wife, Lori S. Coles,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Angella D. King,** _____, hereinafter called the Grantees, their successors 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. 78 on the plan of Hampton Park, (Formerly Chitwood Downs), as of record in Plat Book 6900, Page 550, 551, 552, Certificate of Correction in Book 7462, Page 445, and Amendment to Change Name in Book 8181, Page 112, Register's Office for said County, to which plat reference is hereby made for a more complete legal desription.

Being the same property conveyed to Gregory B. Coles and wife, Lois S. Coles, by deed from Fox Ridge Homes, Inc., dated January 31, 1997 recorded February 6, 1997 in Book 10342, Page 252, said Register's Office.

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 property is improved property known as 717 Jaywood Drive, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 3rd day of September, 2010.

Gregory B. Coles

Lori S. Coles

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gregory B. Coles and Lori S. Coles, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 3rd day of September, 2010.

Notary Public

My Commission expires: 01/17/12