WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100078362 DEEDWARR
Recvd: 12/13/10 13:24 2 pgs
Fees:13.00 Taxes:1942.50
20101213-0099104

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $525,000.00.

Affiant

Subscribed and sworn to me on December 10, 2010.

NOTARY PUBLIC

My Commission Expires: 9-8-2013

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Brad Alan Turcotte Susan Thompson Turcotte 4249 Jamesborough Place Nashville, TN 37215	SunTrust Mortgage, Inc. P. O. Box 79041 Baltimore, MD 21279	131 07 0A 016.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jonathan J. Cole and wife, Lisa R. Cole, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Brad Alan Turcotte and wife, Susan Thompson Turcotte, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Phases II and III Hillsborough Place as of record in Plat Book 5200, page 160, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jonathan J. Cole and wife, Lisa R. Cole from Michael L. Dagley and wife, Janet R. Dagley by Warranty Deed dated March 7, 2003 and recorded as Instrument No. 20030314-0034555, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2011 Davidson County and subsequent taxes are assumed by the Grantees; and
2. Subject to any and all covenants, conditions, zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property, appearing in the public records.

This property is also known as improved property located at 4249 Jamesborough Place, Nashville, TN 37215.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on December 10, 2010.

Jonathan J. Cole

Lisa R. Cole

STATE OF TENNESSEE, COUNTY OF DAVIDSON

My Commission Expires JAN. 7, 2013

On December 10, 2010, before me personally appeared Jonathan J. Cole to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on December 10, 2010.

NOTARY PUBLIC

My Commission Expires: 1/7/13

STATE OF TENNESSEE NOTARY PUBLIC VERNICE A. SYERS DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On December 10, 2010, before me personally appeared Lisa R. Cole to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on December 10, 2010.

NOTARY PUBLIC

My Commission Expires: 3-10-12

NOTARY PUBLIC AT LARGE TERESA S. DONOHOO DAVIDSON COUNTY, TENN.