BILL GARRETT, Davidson County
Trans:T20110028673 DEEDWARR
Recvd: 05/13/11 11:07 2 pgs
Fees:13.00 Taxes:666.00
20110513-0036824

WARRANTY DEED

ET-11-2183

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Sherri White
Affiant

Subscribed and sworn to before me, this 11th DAY OF May, 2011.

Beverly J. Heathely
Notary Public

MY COMMISSION EXPIRES: 09-19-11
(AFFIX SEAL)

BEVERLY J. HEATHELY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sherri White	Bank of America, N.A.	
2924 McGavock Pike	(NAME) 840 Crescent Center Dr., #460	73-8-33.00
(ADDRESS) Nashville, TN 37214	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ARNOLD A. COLE AND ALICE FAYE COLE, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHERRI WHITE, A MARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 33 and the Northerly half of Lot No. 32 on the plan of Sunset View, not of record, described according to a survey made by J. W. Carrigan, Surveyor, October 26, 1945, as follows:
Beginning on the Easterly margin of McGavock Pike at a point 50 feet North of the corner of Lots Nos. 31 and 32, said point being the Northwest corner of the property conveyed to Howard E. Hahn and wife, by Deed from Clarence L. Gennett and wife of record in Book 2024, Page 147, Register's Office for said County; thence with the Easterly margin of said Pike Northwardly 150 feet to the corner of Lots Nos. 33 and 34; thence with the line between said Two Lots Eastwardly 369 feet to approximate the top of the bluff, continuing Eastwardly down said bluff to the low water mark of the Cumberland River; thence with the low water mark of said river Southwardly 150 feet to the Northeast corner of said Hahn property; thence with the Northerly line of same Westwardly to the approximate top of bluff and continuing in the same direction 372 feet, more or less, to the beginning.

Being the same property conveyed by Warranty Deed from The Estate of Rudolph Hunt, a/k/a Rudolph V. Hunt a/k/a Rudolph Valentino Hunt, by and thru the Executrix, Mary Ann Evans, Marry Ann Evans, individually, Mary Ann Evans, Trustee for Beverly Carol Hunt Smith and her children Brittany Smith and Shannon Smith, and Mary Ann Evans, Trustee for Ashley Graves, being the Beneficiaries under the last will and testament of Rudolph V. Hunt, deceased to Arnold A. Cole and wife Alice Faye Cole as recorded on the 16th day of June, 2010 in Instrument No. 20100616-0046800 and Warranty Deed from Minnie B. Bean to Rudolph Hunt as recorded on the 6th day of November, 1998 in Book 11194, Page 75, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Davidson County Property taxes for 2011 and subsequent years; and any and all existing easements, restrictions as shown of record., and all matters contained on the Plan of record; all in said Register's Office.

unimproved ( )
This is improved (X) property, known as 2924 McGavock Pike, Nashville, Tennessee 37214
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 11th day of May, 2011.

Arnold A. Cole

Alice Faye Cole

STATE OF Tennessee
COUNTY OF Wilson

On this the 11th day of May, 2011, before me personally appeared Arnold A. Cole and Alice Faye Cole to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11th day of May, 2011.

Notary Public
My Commission Expires: 09-17-11

(SEAL)

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520