This Instrument Prepared By:
Lee & Lee Attorneys at Law, PC
109 East Gay Street
Lebanon, Tennessee 37087

L&L# 4052-41

ADDRESS NEW OWNER:
John Leeman
949 Bay Drive
Old Hickory, TN 37138

Davidson County DEEDWARR
Recvd: 09/30/11 13:14 3 pgs
Fees:18.00 Taxes:92.50
20110930-0075905

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP **09405008500**
GROUP
PARCEL

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jonah Cole, LaKoya Cole and Connie Cole** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **John Leeman,** hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows, to-wit:

Being Lot No. 41 on the Plan of Shelby Heights, Section 1, Revised, of record in Book 2330, page 171, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Jonah Cole, LaKoya Cole and Connie Cole by deed from Being the same property conveyed to Kinnie E. Cole by deed from Shelby Gene Holt dated July 31, 1978 and of record in Book 5320, page 640, Registers Office for Davidson County, Tennessee. Kinnie E. Cole died intestate in Davidson County, Tennessee on October 5, 2008, leaving his widow, Connie Cole, and children, Jonah Cole and LaKoya Cole, as his only heirs at law. For further reference, see the Affidavit of Heirship of record as Instrument Number 20110930-0075904, Registers Office for Davidson County, Tennessee., Register's Office for Davidson County, Tennessee.

This is improved property known as 1311 Davidson Street, Nashville, Tennessee 37206. Possession is to be given on September 29, 2011.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 29th day of September, 2011.

Jonah Cole

LaKoya Cole

Connie Cole

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jonah Cole, LaKoya Cole and Connie Cole**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of September, 2011.

NOTARY PUBLIC

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 4.25.12

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STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $25,000.00.

AFFIANT

Subscribed and sworn to before me on this 29th day
of September, 2011.

NOTARY PUBLIC

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 4.25.12

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, Cindy M. Blevins, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

MY COMMISSION EXPIRES: 07-08-2012

