BILL GARRETT, Davidson County
Trans:T20120003379 DEEDWARR
Recvd: 01/13/12 15:34 2 pgs
Fees:13.00 Taxes:721.50

20120113-0004057

Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $195,000.00

Affiant

Subscribed and sworn to before me, this the 9th day of January, 2012.

Notary Public

My commission expires: 01/07/2013

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Frank M. Bosworth, III	Benchmark Home Loans ARK-LA-TEX FINANCIAL	
5001 Illinois Ave.	5160 Tennyson Pkwy #2000W	91-11-107
Nashville, TN 37209	Plano, TX 75024	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **COLE INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FRANK M. BOSWORTH, III,** married HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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. 1 on the Plan of Resubdivision (Partition) of Lot 902 and Part Lot 904 Plan of West Nashville No. 1, Book 57, Page 74 & 75, R.O.D.C., TN and part of the West Half of 50th North, Closed by Metropolitan Council Bill No. 74-1115, dated August 28, 1974 of record in Instrument Number 20110509-0035575, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Cole Investments, LLC by deed from James Lee Clark, Executor of record in Instrument Number 20110207-0010430, Register's Office for Davidson County, Tennessee, dated September 1, 1960. Pursuant Probate of Last Will and Testament of Mary Lois Hall, Case Number 10P-1080 with the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Being the same property conveyed to Franklin Fulton Hall and wife Mary Lois Hall by deed from George M. Crandall, Grace M. Crandall Bartz and Jean M. Crandall Weiss of record in Book 3131, page 537, Register's Office for Davidson County, Tennessee, dated September 1, 1960. The said Franklin Fulton Hall having predeceased Mary Lois Hall, now deceased.

Being the same property conveyed to Franklin Fulton Hall and wife Mary Lois Hall by deed from Kay William Lee and wife Maybelle E. Lee of record in Book 3132, page 50, Register's Office for Davidson County, Tennessee, dated September 22, 1960. The said Franklin Fulton Hall having predeceased Mary Lois Hall, now deceased.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 5001 Illinois Ave., Nashville, TN 37209.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of January, 2012.

Cole Investments, LLC, a Tennessee Limited Liability Company

By:_____
Name: Justin Hicks
Title: President/Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Justin Hicks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President/Sole Member of Cole Investments, LLC, a Tennessee Limited Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 9th day of January, 2012.

ANGIE L. LAWLESS
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY

_____
Notary Public

My Commission Expires: