WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120028782 DEEDWARR
Recvd: 04/20/12 08:22 2 pgs
Fees:13.00 Taxes:1683.50
20120420-0033754

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of April, 2012.

Notary Public

MY COMMISSION EXPIRES: 5-31-12

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jack Issa	NEW OWNER	04313009500 & 04313009500 & 04313010000 & 04313010100
(NAME) 102 Fannin Drive	(NAME)	
(ADDRESS) Goodlettsville TN 37072	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Cole Family Partners, L.P. and John B. Cole, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jack Issa, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT A: 338 Old Hickory Boulevard
Tract I:
Land in Davidson County, Tennessee, being Lot No. 10, Block C, on the plan of Forest Park Subdivision, of record in Plat Book 843, Page 44, Register's Office for said County.

Said Lot No. 10, Block C fronts 50 feet on the southerly margin of Old Hickory Boulevard and extends back 150 feet on the easterly line and 150 feet on the westerly line to a dead line in the rear, measuring 50 feet thereon.

Tract II:
Land in Davidson County, Tennessee, being the east 35' of Lot No. 9, Block C on the plan of Forest Park Subdivision, of record in Book 843, Page 44, Register's Office for said County.

Said part of Lot No. 9, Block C fronts 35 feet on the southerly margin of Old Hickory Boulevard and extends back 150 feet on the westerly line and 150 feet on the easterly line to a dead line in the rear, measuring 35 feet thereon.

Being part of the same property conveyed to Cole Family Partners, L.P. by deed of record in Book 10386, Page 550 and the same property conveyed to Cole Family Partners, L.P. in Instrument Number 20000112-0004157, Register's Office for Davidson County, Tennessee.

TRACT B: 335 Maple Street
Land in Davidson County, Tennessee, being Lot No. 22 of Block "C" on the plan of Forest Park Subdivision, in Madison, Tennessee, of record in Book 843, Page 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to John B. Cole by deed from Ethelene G. Smith of record in Instrument Number 20040803-0092648, Register's Office, Davidson County, Tennessee.

TRACT C: 331 Maple Street
Land in Davidson County, Tennessee, being Lot No. 21, Block "C: on the Plan of Forest Park, a subdivision at Madison, Tennessee, of record in Book 834, Page 44, Register's Office for said County.

Said Lot No. 21 fronts 50 feet on the northerly margin of Maple Street and extends back between parallel lines 150 feet to a dead line in the rear, measuring 50 feet thereon.

Being part of the same property conveyed to Cole Family Partners, L.P. by deed from Aaron Adams, Trustee of record in Book 10386, Page 550, Register's Office, Davidson County, Tennessee.

This conveyance is subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage

of record in Book 4124, Page 445, said Register's Office.

Subject to any and all matters and notes on plat of record in Book 843, Page 44, Register's Office, Davidson County, Tennessee.

This conveyance is subject to Lease Agreement of record in Book 7650, Page 42, said Register's Office.

This conveyance is subject to Easement for the Joint Use of Garage of record in Book 2101, Page 545, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 338 Old Hickory Boulevard, Madison, TN 37115

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 our hands this 19th day of April, 2012.

Cole Family Partners, L.P.

By: _____
John B. Cole, Partner

_____
John B. Cole

Cole Commercial Realty, LLC

By: _____
John B. Cole, Chief Manager
General Partner of Cole Family Partners, L.P.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John B. Cole the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand this 5th day of April, 2012.

_____
Notary Public

My Commission Expires: 5-8-12

FRANK L. MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John B. Cole as Partner of Cole Family Partners, L.P., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Partner of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand this 5th day of April, 2012.

_____
Notary Public

My Commission Expires: 5-8-12

FRANK L. MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John B. Cole as Chief Manager of Cole Commercial Realty, LLC, that is the General Partner of Cole Family Partners, L.P., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Chief Manager of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand this 5th day of April, 2012.

_____
Notary Public

My Commission Expires: 5-8-12

FRANK L. MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON