WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/23/12 14:54 3 pgs
Fees:18.00 Taxes:1110.00
20120523-0044856

File No.: ALW-12-5725

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF MAY, 2012.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 1/6/2015

JOHN COBB ROCHFORD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Frank C. Gorrell, IV and Alison Z. Gorrell	Regions Bank d/b/a Regions Mortgage	156-9-8.00
(NAME)	(NAME)	
5725 Templegate Drive	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Birmingham AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, 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, **SETH P. COLLEY AND WIFE, HEATHER H. COLLEY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **FRANK C. GORRELL, IV AND ALISON GORRELL, HUSBAND AND WIFE**, 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:

Land in Davidson County, Tennessee, being Lot 39, TEMPLEGATE, SECTION TWO, REVISED, as shown on plat of record in Plat Book 6250, Page 870, revised in Plat Book 6900, Page 102, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Seth P. Colley and wife, Heather H. Colley by Warranty Deed from David W. Bonner, unmarried, dated June 19, 2008, of record in Instrument Number 20080620-0063615, in the Register's Office of Davidson County, Tennessee.

This instrument executed on behalf of the Grantors by Power of Attorney documents recorded simultaneously herewith in Instrument Numbers 20120523-0044854 and 20120523-0044855, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5725 Templegate Drive, Nashville, TN 37221
(House Number) (Street) (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 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 hand this 21st day of May, 2012.

Seth P. Colley
by Steve Holzapfel, Attorney in Fact

Heather H. Colley
by Steve Holzapfel, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 21st day of May, 2012, before me personally appeared Steve Holzapfel to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Seth P. Colley and who acknowledged he executed the same as the free act and deed of the said Seth P. Colley.

Witness my hand and official seal, this the 21st day of May, 2012.

Notary Public
My Commission Expires: 9/3/12

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

On this the 21st day of May, 2012, before me personally appeared Steve Holzapfel to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Heather H. Colley and who acknowledged he executed the same as the free act and deed of the said Heather H. Colley.

Witness my hand and official seal, this the 21st day of May, 2012.

Notary Public
My Commission Expires: 9/3/12

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171

Certificate of Authenticity

I, John Cobb Rochford, 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 a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Meghan G. Murphy a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/9/2014

MEGHAN G. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY