Bk/36
95389

BILL GARRETT, Davidson County
Trans:T20120038666 DEEDWARR
Recvd: 05/25/12 14:03 3 pgs
Fees:18.00 Taxes:721.50

20120525-0045576

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-120200112

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
24 day of MAY, 2012

Notary Public

MY COMMISSION EXPIRES:_____

JUNE E. ROWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
MAY 20, 2014
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CARRIE R. LOGAN **1411 CALVIN AVENUE** **NASHVILLE, TN 37206**	SAME	**083-05-4-0-416.00**

FOR AND IN 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,

WARREN ARTHUR COLE AND BRUCE AUSTIN COLE, HEIRS OF THE ESTATE OF CAROLYN BLANKENHORN COLE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CARRIE R. LOGAN AND KYLE E. LAMPERT, WIFE AND HUSBAND

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:

LAND in Davidson County, Tennessee, being Lot No. 6 of Block C, on the Plan of a Subdivision of the Hollins Home Place, as of record in Book 547, Page 115, Register's Office for said County.
SAID Lot No. 6 fronts 55 feet on the northerly side of Calvin Avenue, and extends back between parallel lines, 150 feet to a dead line.

BEING the same property conveyed to David A. Cole and wife, Carolyn B. Cole by Warranty Deed from Margaret W. Hickcox dated 8/13/65 and recorded 8/19/65 in Book 3925, Page 309, Register's Office for Davidson County, Tennessee. The said David A. Cole died on 11/6/82, leaving property vested solely in Carolyn B. Cole. The said Carolyn B. Cole died testate on 10/19/11 leaving Bruce Austin Cole and Warren Arthur Cole at equal beneficiaries of her estate by her Last Will and Testament filed January 31, 2012 at Docket 12P-164 in the Circuit Court for the 20th Judicial District, Davidson County, Seventh District – Probate Division.
This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1411 CALVIN AVENUE, NASHVILLE, TN 37206**
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 my hand this 23 day of MAY, 2012.

Warren Arthur Cole

WARREN ARTHUR COLE, HEIR OF THE ESTATE OF CAROLYN BLANKENHORN COLE

LISA MIODUSZEWSKI
Notary Public
Commonwealth of Virginia
7143735
My Commission Expires Dec 31, 2015

STATE OF VIRGINIA
COUNTY OF ~~Lynchburg~~ County of Campbell
City

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WARREN ARTHUR 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Lynchburg, Virginia, this 23rd day of MAY, 2012.

Commission Expires: 12-31-2015

Lisa Mioduszewski
Notary Public

Witness my hand this 23rd day of May, 2012

Bruce Austin Cole, HEIR OF THE ESTATE OF CAROLYN BLANKENHORN COLE

BRUCE AUSTIN COLE, HEIR OF THE ESTATE OF CAROLYN BLANKENHORN COLE

STATE OF MISSISSIPPI
COUNTY OF Jackson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BRUCE AUSTIN 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Pascagoula, Mississippi, this 30th day of MAY, 2012.

Commission Expires: 27 Sept 2014

Notary Public

STATE OF MISSISSIPPI
CHRISTIAN E. HARTLEY
ID No 82855
Comm Expires
September 27, 2014
NOTARY PUBLIC
JACKSON COUNTY