File No. 120353

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120041671 DEEDWARR
Recvd: 06/06/12 10:23 2 pgs
Fees:13.00 Taxes:336.70
20120606-0049366

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MAY, 2012.

Notary Public

MY COMMISSION EXPIRES: 9.21.15
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MICHELLE HIGHTOWER My Commission Expires 09-21-15

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Colston	Peoples Home Equity	119-15-0-157.00
(NAME)	(NAME)	
115 Neese Dr.	510 N. Seven Oaks	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Knoxville TN 37922	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Anita B. Lecomte, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Coleton, 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 7, on the Map of Neese Heights, as of record in Book 1424, Page 114, Register's Office for said County, to which map reference is hereby made for a more detailed description.

BEING the same property conveyed to Anita B. LeComte, by Warranty Deed from Stuart D. Sockwell and wife, Myra Beth Sockwell, dated 4/5/91 and recorded 6/10/91 in Book 8370, Page 301, and corrected by Deed of Correction dated 1/4/05 and recorded 1/6/05 in Instrument No. 20050106-0002570, in the Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 115 Neese Dr., Nashville, TN 37211

(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.

File No. 120353
Witness my hand this 11th day of May, 2012.

Anita B. Lecomte

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anita B. Lecomte, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of May, 2012.

Commission expires: 1/26/16

Rebecca Campbell
State Of Tennessee Notary Public
Sumner County

Notary Public