(1)

Return To:
MH&S Law Firm
804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

ASHLEY S. HEATH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2012.

Notary Public

MY COMMISSION EXPIRES: 3-18-2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 7127 Crossroads Blvd., Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Coley D. Norman	New Owner	172-15-0A-106.00
(NAME)	(NAME)	
3529 Cobble Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, Melody J. Gall and husband, Brian M. Gall, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Coley D. Norman and Lauren E. Wraley, as tenants in common with right of survivorship, 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 50, SECTION 8, HOLT WOODS, as shown on plat of record in Plat Book 9700, Page 96, 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 Melody J. Gall and husband, Brian M. Gall by Warranty Deed from Raymond Steele, and Wife, Patricia Steele, recorded on the 23rd day of June, 2005 in Instrument No. 20050623-0072167, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 9570, Page 22 and Book 9933, Page 153, said Register's Office; easements and set back lines as set forth on the above plan of record ; and taxes for the current year which have been prorated and assumed by the Grantee (s) herein.

unimproved ☐

This is improved ☑ property, known as 3529 Cobble Street, 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.

BILL GARRETT, Davidson County
Trans:T20120057192 DEEDWARR
Recvd: 08/02/12 14:13 2 pgs
Fees:13.00 Taxes:791.80
20120802-0068652

Witness our hands this 31st day of July, 2012.

Melody J. Gall

Brian M. Gall

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 31st day of July, 2012, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Melody J. Gall and Brian M. Gall**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

KIMBERLY HOLLIMAN HEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 27, 2015

Notary Public

My Commission Expires: