RETURN TO

RETURN TO: Greenvue Title & Escrow, LLC

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

WARRANTY DEED

TONYA BURRUS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$179,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF SEPTEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: June 21, 2016
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20120071991 DEEDWARR
Recvd: 09/25/12 09:02 2 pgs
Fees:13.00 Taxes:665.63
20120925-0086851

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Garrett W. Calhoun	Suntrust Mortgage, Inc.	
(NAME)	(NAME)	
209 River Walk Court	901 Semmes Ave, RVW-5023	**Map 85-12A**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Richmond, VA 23224	**Parcel 14.00**
(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, **STEVEN T. COLES AND WIFE, CRISTIE L. COLES** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GARRETT W. CALHOUN, a single person**, 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. 16 on the Plan of Rivers Edge, Section Two, Jackson Downs, Phase Two of record in Plat Book 9700, page 414, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Steven T. Coles and wife, Cristie L. Coles by deed from Primacy Closing Corporation, a corporation organized under the laws of Nevada, of record as Instrument No. 20050222-0019354, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2012 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 9700, page 414, said Register's Office..

unimproved ☐

This is improved ☒ property, known as **209 River Walk Court, Nashville, TN 37214**

(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 20th day of September, 2012.

Steven T. Coles

Cristie L. Coles

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Steven T. Coles and Cristie L. Coles, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of September, 2012.

Commission expires:

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

Notary Public