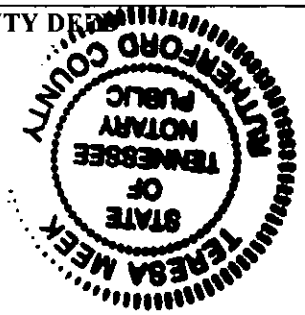
Return to:
- Foundation Title

WARRANTY DEED



BILL GARRETT, Davidson County
Trans:T20120082982 DEEDWARR
Recvd: 10/31/12 13:49 2 pgs
Fees:13.00 Taxes:656.75

20121031-0100072

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,500.00 -

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12 day of October, 2012.

Notary Public

MY COMMISSION EXPIRES: May 16, 2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9045 Carothers Parkway, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara A. Coles and Anthony N. Coles	SAME	12814005000
(NAME)	(NAME)	
8066 Easterbrook Drive	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	SAME	
(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, I/WE, **Mark Hortian and wife, Rosa Hortian**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Barbara A. Coles and Anthony N. Coles, husband and 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. 55 on the Plan of Harpeth Park, Section 2, as of record in Book 3700, page 58.

Said Lot No. 55 fronts 90.0 feet on the northerly margin of Esterbrook Drive and extends back between parallel lines, 179.27 feet to a line in the rear on which it measures 90.0 feet.

Being the same property conveyed to Mark Hortian and wife, Rosa Hortian, by deed from Archie E. Prince, III and wife, Shirley D. Prince, dated December 2, 1985 of record in Book 6722, page 34, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 8066 Easterbrook Drive, Nashville, TN 37221

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, has 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 **12th** day **of October 2012**,

Mark Hortian

Rosa Hortian

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, **Mark Hortian and wife, Rosa Hortian**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of **October**, 2012

Notary Public

My commission expires: May 16, 2015

TERESA MEEK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY