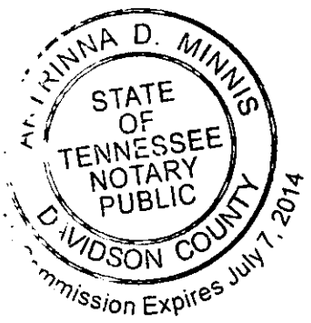
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Trans:T20120093021 DEEDWARR
Recvd: 12/05/12 14:06 2 pgs
Fees:13.00 Taxes:610.50
20121205-0112081

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

June Marek
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ day of November, 2012.

NOTARY PUBLIC

My commission expires: 7-7-2014

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
June D. Marek 2939 Windemere Circle Nashville, TN 37214	SAME AS new owner	08408003500

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Five Thousand and 00/100 Dollars ($165,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **DOROTHY J. COLE, unmarried**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **JUNE D. MAREK, A SINGLE PERSON**, hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 221 on the Plan of Section VII, Lincoya Hills, of record in Book 2331, page 119, Register's office for said County.

Said Lot No. 221fronts 107.5 feet on the south side of Windemere Circle and runs back 190.3 feet on the west line and 200.2 feet ont he east line to a deed line on which it measures 62 feet.

Being the same property conveyed to Phillip E. Cole and wife, Dorothy J. Cole, by Warranty Deed from Home Construction Company, Inc., dated 11/3/1959, recorded 11/5/1959, of record in Book 2992, page 449, in the Register's Office for Davidson County, Tennessee. The said Phillip E. Cole having since died on March 7, 1967, the property passed to Dorothy J. Cole as surviving tenant by the entirety.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2012 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 19 day of November, 2012.

Dorothy J. Cole

DOROTHY J. COLE

STATE OF TENNESSEE
COUNTY OF KNOX

Personally appeared before me, a Notary Public, Dorothy J. Cole, 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 seal, this the 19 day of November, 2012.

M. Candis Thompson

Notary Public

M. CANDIS THOMPSON

Printed Notary Name

My commission expires: _____

My Commission Expires
May 4, 2013

