WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130016263 DEEDWARR
Recvd: 02/27/13 11:40 2 pgs
Fees:13.00 Taxes:407.00

20130227-0019555

G-VRES-13-1125

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cole Investors, LLC et. al.	new owner	
(NAME)	(NAME)	08301032800
4838 OLD HICKORY BLVD		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **SHIRLEY HILES, HEIR AT LAW OF KATERINE MAY KIMBALL,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **COLE INVESTORS, LLC AND LEVEN BRIDGES PROPERTIES, LLC,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

AKATHERINE

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 50 FEET OF LOT NO. 6 ON THE PLAN OF GREENWAY, AS OF RECORD IN BOOK 421, PAGE 110, REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF LOT NO. 6 FRONTS 50 FEET ON THE NORTHERLY SIDE OF SHARPE AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 160 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO SHIRLEY HILES BY QUITCLAIM DEED FROM SHIRLEY HILES, EXECUTRIX OF THE ESTATE OF KATHERINE KIMBALL OF RECORD IN INSTRUMENT NO. 20130117-0005674 AND BEING THE SAME PROPERTY CONVEYED TO SHIRLEY HILES BY WILL AS RECORDED ON THE 4TH DAY OF JANUARY, 2013 IN INSTRUMENT NO. 20130104-0001359; PROBATE DOCKET #12P1755; QUIT CLAIM DEED FROM SHIRLEY R. HILES TO KATHERINE KIMBALL DATED OCTOBER 21, 2011 OF RECORD IN INSTRUMENT NO. 20111021-0081994; QUIT CLAIM DEED FROM BERNARD JUDE KIMBALL AND WIFE KATHERINE KIMBALL TO SHIRLEY R. HILES AS RECORDED ON THE 6TH DAY OF NOVEMBER, 2009 IN INSTRUMENT NO. 20091106-0102955; QUITCLAIM DEED FROM KATHERINE KIMBALL, FORMERLY KNOWN AS KATHERINE M. SWARNER, AND SHIRLEY J. GUPTON, FORMERLY KNOWN AS SHIRLEY JONES TO BERNARD JUDE KIMBALL AND WIFE, KATHERINE KIMBALL AS RECORDED ON THE 31ST DAY OF MARCH, 1998 IN DEED BOOK 10861, PAGE 781; QUITCLAIM DEED BAILEY WALTON GUPTON, TRUSTEE TO KATHERINE M. SWARNER AND DAUGHTER, SHIRLEY JONES AS JOINT TENANTS WITH RIGHTS OF SURVIVIORSHIP AS RECORDED ON THE 19TH DAY OF JANUARY, 1988 IN DEED BOOK 7450, PAGE 880 AND INSTALLMENT DEED FROM KATHERINE M. SWARNER AND HUSBAND, NICK SWARNER, AND RONALD SWARNER TO R. C. ADKINSON AND WIFE, BERNICE ADKINSON AS RECORDED ON THE 5TH DAY OF JULY, 1978 IN DEED BOOK 5307, PAGE 89, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. PROOF OF DEATH ON RONALD SWARNER.

SHIRLEY HILES, EXECUTRIX OF THE ESTATE OF KATHERINE MAY KIMBALL JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL INTEREST THE ESTATE OF KATHERINE MAY KIMBALL MAY HAVE TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 421, PAGE 110 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **1125 Sharpe Avenue Nashville, Tennessee 37206**
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 15th day of February, 2013.

Shirley Hiles

Shirley Hiles, Heir at Law of Katherine May Kimball

The Estate of Katherine May Kimball

By: Shirley Hiles Executrix
Shirley Hiles, Executrix

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 15th day of February, 2013.

Megan Paulus
Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of February, 2013, before me personally appeared Shirley Hiles, Executrix of the Estate of Katherine May Kimball, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 15th day of February, 2013.

Megan Paulus
Notary Public

My Commission Expires: 1-9-16

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212