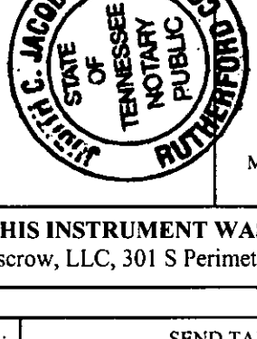
WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130020525 DEEDWARR
Recvd: 03/13/13 13:53 2 pgs
Fees:13.00 Taxes:407.00
20130313-0025051



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 13TH DAY OF MARCH, 2013.

Notary Public

MY COMMISSION EXPIRES: February 22, 2013.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith Cole	Keith Cole	94-03-0/10.00
(NAME)	(NAME)	
223 Riverside Dr.	102 Eric Court.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Goodlettsville, TN 37072	
(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, **Jeff Pinkleton and wife Kristie Pinkleton**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Keith Cole and wife, Natosha Cole**, 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:

A certain tract or parcel of Land located in Davidson County, Tennessee described as follows:

Being the westerly 125 feet of Lot No 24 on the plan of Fortland Park, section 1 as of record in Book 2663, page 61 Register's Office of Davidson County, Tennessee. Said Part 24 fronts 75 feet on the easterly side of Riverside Drive and extends back between parallel lines 125 feet to a dead line.

Being the same property conveyed to Jeff Pinkleton and wife Kristie Pinkleton by Deed from Federal National Mortgage Association aka Fannie Mae dated July 17th, 2002 and filed for record in Inst 20030304-0028555 Register's Office of Davidson County, Tennessee.

Subject to any and all matters appearing on the plan of record in Book 2663, page 61 register's Office of Davidson County, Tennessee.

Subject to any and all easements and restrictions of record in the Register's office of Davidson County, Tennessee.

Subject to any and all zoning regulations ,building restrictions and setback lines if any and any and all easement for public utilities.

2013 Taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☒ property, known as 223 Riverside Dr., Nashville, TN 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 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 13th day of March, 2013.

Jeff Pinkleton

Kristie Pinkleton

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and state, the within named Jeff Pinkleton and wife Kristie Pinkleton the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 13th day of March, 2013.

Commission expires: February 22, 2013

Judith C. Jacobs Notary Public

