(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130031452 DEEDWARR
Recvd: 04/17/13 09:44 2 pgs
Fees: 13.00 Taxes: 425.50

20130417-0038174

KATHRYN MICHELLE CASSIDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2016

Mail to:
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/23/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Timothy Cole	Metropolitan Bank	150 11 0 097.00
(NAME)	(NAME)	
3445 New Towne Rd.	3500 Lakeland Drive #501	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Flowood MS 39232	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Joseph T. Haley and wife, Miranda L. Haley formerly known as Miranda L. Bethune** , hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Timothy Cole, an unmarried man** , hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, State of Tennessee, described as follows, to-wit: Being Lot No. 228 on the Plan of Towne Village of the Country, Section 3, as shown by plat of record in Plat Book 5200, page 268-269, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Joseph T. Haley and Miranda L. Bethune by Deed from Mitchell G. Fuhrer and wife, Cynthia A. Fuhrer, dated 05/30/2003 and filed for record on 06/16/2003 in Instrument 200306160082110, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 5200, Page 268, Plat Book 5200, Page 269, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3445 New Towne Rd., Antioch, TN 37013
(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/or 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/or 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 15 day of April, 2013

Joseph T. Haley

Miranda L. Haley

State of Tennessee
County of Wilson

Personally appeared before me Joseph T. Haley and Miranda L. Haley, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of April, 2013.

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Notary Public
My Commission Expires: 8/3/15

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122