Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 87215

BOX 50-B
~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

File #13-1170

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned James Terry Trent and wife, Sheri Diane Trent, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Seth Patrick Colley and wife, Heather H. Colley, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being Lot No. 40 on the Plan of Henry Sperry Subdivision, as of record in Book 974, page 21, Register's office for said County.

Said Lot No. 40 fronts 100 feet on the southerly side of Sperry Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to James Terry Trent and wife, Sheri Diane Trent by deed from Charles G. Neese, III and wife, Sandra F. Neese, dated August 1, 1978, of record in Book 5319, page 849, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3613 Sperry Avenue, Nashville TN, 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 17th day of May, 2013.

James Terry Trent

Sheri Diane Trent

BILL GARRETT, Davidson County
Trans:T20130041857 DEEDWARR
Recvd: 05/20/13 13:09 2 pgs
Fees:13.00 Taxes:1824.10
20130520-0050604

State of ~~Tennessee~~ Florida)
County of ~~Davidson~~ Walton)

On this 17th day of May, 2013, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named James Terry Trent and Sheri Diane Trent, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Meghan A. Heaney
Notary Public

My Commission Expires: 5.20.16

MEGHAN A. HEANEY NOTARY My Commission Expires 05/20/2016 Commission # 200105 PUBLIC STATE OF FLORIDA

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 493,000.00.

Affiant

Sworn and subscribed before me on this the 17th day of May, 2013.

Notary Public

My Commission Expires: 1-9-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

NEW OWNER:
Seth Patrick Colley
3613 Sperry Avenue
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
OWNER

TAX MAP-PARCEL #:
117-5-40