BILL GARRETT, Davidson County
Trans:T20130072217 DEEDWARR
Recvd: 08/21/13 11:01 2 pgs
Fees:13.00 Taxes:613.09

20130821-0088101

Prepared by:
Realty Title & Escrow Company, Inc.
1139 NW Broad St Suite 101
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $165,700.00

Affiant

Subscribed and sworn to before me, this 20th day of August, 2013.

Notary Public
My commission expires: 9-9-14

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

13-1307-131959

Address of New Owner:	Send Tax Bills to:	Tax Information
David M. Hale, Jr. 1884 Brookmeadow Lane Hermitage TN 37076	Franklin American Mortgage Co. 501 Corporate Centre Dr. S-400 Franklin, TN 37067	064-16-0-D- 095.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Wayne D. Cole, an unmarried man, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to David M. Hale, Jr., Married hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 262, on the Plan of Section Two, Truxton Park, of record in Instrument No. 20010515-0049898, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Wayne D. Cole, an unmarried man by deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, dated December 18, 2001, recorded December 26, 2001, of record in Instrument No. 20011226-0141888, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1884 Brookmeadow Lane, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 19th day of August, 2013.

Wayne D. Cole

STATE OF TEXAS
COUNTY OF DALLAS

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Wayne D. Cole, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand in Addison (city), Texas (state), this 19th day of August, 2013.

Notary Public

Gopal M Patel
My Commission Expires
09/21/2015

NOTARY PUBLIC • STATE OF TEXAS

My Commission expires: