THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, 305 FOURTEENTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value, whichever is greater, for this transfer is $94,000.00.

Affiant

Subscribed and sworn to before me this the 25th day of September, 2013.

Notary Public

My Commission Expires: 10-28-2015

BILL GARRETT, Davidson County
Trans:T20130082785 DEEDWARR
Recvd: 09/25/13 08:44 2 pgs
Fees:13.00 Taxes:347.80
20130925-0100567

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

WARRANTY DEED

Address New Owner(s)as follows:	Send Tax Bills To:	Map-Parcel Numbers
John B. Cole 841 Robinson Road Old Hickory, Tennessee 37138	Same	Map 097-08-0 Parcel 071.00

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration the receipt of which is hereby acknowledged, **we, Jackson Kent Grizzard and wife, Dianne M. Grizzard,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **John B. Cole**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot 250, Section Eleven-B, Lake Park, of record in Book 5200, Page 432, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more complete description.

Being the same property conveyed to Jackson Kent Grizzard and wife, Dianne M. Grizzard, by deed from Robert Stephen Oreskovic, unmarried, of record in Instrument No. 20010814-0087371, Register's Office for Davidson County, Tennessee.

This is the same legal description as set forth on the previous deed of record.

This conveyance is subject to restrictions of record in Book 5928, Page 106, said Register's Office and that certain public utility and drainage easement; utility anchor easement; and minimum building setback line of record in Book 5200, Page 432, said Register's Office.

This conveyance is further subject to all applicable zoning ordinances, all other easements of record, restrictions, and all other matters of public record.

This is improved property (a duplex) known as 120 & 122 Glen Cove Trail, Hermitage, Tennessee 37076.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEES, their heirs and assigns, forever; and I do covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as set forth above, and I do further covenant and bind my self, my 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. Whenever 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 25th day of September, 2013.

JACKSON KENT GRIZZARD

DIANNE M. GRIZZARD

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 Jackson Kent Grizzard and wife, Dianne M. Grizzard, the bargainors, 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 seal at Nashville, Tennessee, this 25th day of September, 2013.

NOTARY PUBLIC

My Commission Expires: 10-28-2015

