BILL GARRETT, Davidson County
Trans:T20130087355 DEEDWARR
Recvd: 10/09/13 09:48 2 pgs
Fees:13.00 Taxes:543.90
20131009-0105980

ASHTON JARED LAURSEN Notary Public STATE OF TEXAS My Comm. Exp. June 12, 2016 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $147,000.00. Affiant Subscribed and sworn to before me, this 3rd day of October, 2013. Notary Public My commission expires: Jun 12 2016

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mary A. Thompson	**New Owner**	**Map\Parcel: 041-03-0A-006.00-CO**
1325 Goodmorning Drive		
Nashville, TN 37207		

FOR AND IN 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 ACKNOWLEDGE, WE,

Johnathan G. Cole and Javetta Cole, Husband and Wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mary A. Thompson, a single woman

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:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Final Plat Section One Vantage Pointe (Formerly North Forty) of record in Plat at Instrument No. 20031017-0154221, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Johnathan G. Cole, single by Special Warranty Deed from Federal National Mortgage Association of record at Instrument No. 20121030-0099163, Register's Office for Davidson County, Tennessee, dated October 26, 2012 and recorded on October 30, 2012.Being the same property previously conveyed to Fannie Mae ("Federal National Mortgage Association") by Substitute Trustee's Deed from Nationwide Trustee Services, Inc., substitute trustee of record at Instrument No. 20120118-0004845, Register's Office for Davidson County, Tennessee, dated December 29, 2011 and recorded on January 18, 2012.

Being the same property previously conveyed to Alicia G. Bell, unmarried, by Warranty Deed from Tabitha Spencer, of record at Instrument No.20070924-0113516, Register's Office for Davidson County, Tennessee, dated September 20, 2007 and recorded on September 24, 2007.Also known as 1325 Goodmorning Drive, Nashville TN 37207

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

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 is improved (X) unimproved ( ) property known as 1325 Goodmorning Drive Nashville, TN 37207.

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 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 my/our hand(s) this 3rd day of October, 2013.

Johnathan G. Cole

Javetta Cole

STATE OF TEXAS
COUNTY OF TARRANT

Personally appeared before me, a Notary Public of said County and State, Johnathan G. Cole and Javetta Cole, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of October, 2013.

Notary Public

My Commission Expires: Jun 12 2016

ASHTON JARED LAURSEN
Notary Public
STATE OF TEXAS
My Comm. Exp. June 12, 2016

File #: 313095MG
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 ISABELLA LANE, SUITE 105
BRENTWOOD, TN 37027