WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130101868 DEEDWARR
Recvd: 12/04/13 12:55 2 pgs
Fees:13.00 Taxes:530.95

20131204-0123559

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC MURFREESBORO CO., TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF NOVEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: February 22, 2016.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith Cole	Keith Cole	73-090-182.00
(NAME)	(NAME)	
1817 Guest Dr.	102 Eric Ct	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Robert Allen Laster, a widow**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Keith Cole, a married man,** 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 all of Lot No 392 on the plan of Burchwood Gardens section III as of record in Book 2900, page 116 Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description thereof.

Said Lot fronts 75 feet on the northerly side of Guest Dr and runs back between lines 158 feet on the westerly line and 176.54 feet on the easterly line to a dead line which is the broken line, on which it measures 92.86 feet.

Being the same property conveyed to Robert Allen Laster and wife Dorothy Juanita Laster by Deed from B.E. Nicholson and wife Adelle A Nicholson dated October 12th, 1971 and filed for record in Book 4546, page 414 Register's Office of Davidson County, Tennessee. The said Dorothy Juanita Laster having died September 28, 2013 the property is vested to Robert Allen Laster as the surviving tenant.

Subject to any and all matters appearing on the plan of record in Book 2900, page 116 Register's Office of Davidson County, Tennessee.

Subject to any and all easements and restrictions of record in Book 3131, page 464, Book 2900, page 116, Book 3133, page 541, Book 3137, page 469 Register's Office of Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

unimproved ☐

This is improved ☒ property, known as 1817 Guest Dr., Nashville, TN 37216
(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 hand this 22nd day of November, 2013.

Robert Allen Laster

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 Robert Allen Laster the bargainor (s), 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 and official seal at Nashville, Tennessee this 22nd day of November, 2013.

Commission expires: February 22, 2016

Judith C. Jacobs Notary Public

