BILL GARRETT, Davidson County
Trans:T20140009730 DEEDWARR
Recvd: 02/11/14 10:00 2 pgs
Fees:13.00 Taxes:192.40
20140211-0011909

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 52,000.00

Affiant

Subscribed and sworn to before me, this 7th day of February, 2014.

Notary Public

My commission expires: 7-24-17

DAVID A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JEFFERY CROSS	**NEW OWNER**	**05216003100**
732-734 ALLEN PASS	745 Tahlena Ave	
MADISON, TN 37115	Madison, TN 37115	

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,

LEE EDWARD COLEY, UNMARRIED

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

~~**JEFFERY** CROSS~~
Jeffrey JC
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(S) 1, AS SHOWN ON THE MAP ENTITLED REVISED SECTION FOUR A, MARLIN MEADOWS, OF RECORD NI PLAT BOOK 5190, PAGE(S) 233, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO LEE EDWARD COLEY AND WIFE, DOROTHY W. COLEY, BY WARRANTY DEED FROM STEVE MORROW, DATED 12/01/1986 AND RECORDED ON 12/02/1986 IN BOOK 7057, PAGE 50, AND BY QUITCLAIM DEED FROM KAREN LEAH Z. MORROW, DATED 04/06/1987 AND RECORDED ON 04/07/1987 IN BOOK 7194, PAGE 546, SAID REGISTER'S OFFICE FOR SAID COUNTY.

DOROTHY W. COLEY AKA DOROTHY HELEN COLEY HAVING SINCE DIED ON AUGUST 23, 2009, PER DEATH CERTIFICATE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 732-734 ALLEN PASS, MADISON, TN 37115.

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 in 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 7th day of February, 2014.

Lee Edward Coley
LEE EDWARD COLEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, LEE EDWARD COLEY, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of February, 2014.

Notary Public

My Commission Expires: 7-24-17

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY