BILL GARRETT, Davidson County
Trans:T20140021192 DEEDWARR
Recvd: 03/31/14 10:17 2 pgs
Fees:13.00 Taxes:1047.10

20140331-0026122

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~279,999.00~~ $283000.00 LB

Affiant

Subscribed and sworn to before me, this 28th day of March, 2014.

Notary Public

My commission expires: 03-07-17

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **TERESA G. THOMAS** | Renasant Bank | **098100A04800CO** |
| **6101 HAGARS GROVE PASS** | 2001 Park Place North Suite 650 | |
| **HERMITAGE, TN 37076** | Birmingham, AL 35203 | |
| | | |

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,

**CHRISTOPHER T. COLE AND WIFE TAMMY E. COLE**

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

**TERESA G. THOMAS, UNMARRIED**

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:

BEING Lot No. 31, on the Plan of Phase Two, Hagars Grove, of record in Instrument 20050708-0079562, Registers Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO CHRISTOPHER T. COLE AND WIFE, TAMMY E. COLE, BY WARRANTY DEED FROM FRANK BATSON HOMES, INC., DATED 03/31/2006 AND RECORDED ON 04/04/2006 IN INSTRUMENT NUMBER 20060404-0038502, SAID REGISTER'S OFFICE FOR SAID COUNTY IN THE AMOUNT OF $272,286.00.

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 6101 HAGARS GROVE PASS, 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 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 28th day of March, 2014.

CHRISTOPHER T. COLE

TAMMY E. COLE

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public of said County and State, CHRISTOPHER T. COLE and TAMMY E. COLE, 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 28th day of March, 2014.

Notary Public

My Commission Expires: 11/20/14