WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140021570 DEEDWARR
Recvd: 04/01/14 08:57 2 pgs
Fees:13.00 Taxes:1017.13
20140401-0026618

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2014.

Notary Public

MY COMMISSION EXPIRES: May 5, 2015

(AFFIX SEAL)

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Novice J. Cole, III	NEW OWNER	14608006700
(NAME)	(NAME)	
416 Bramblewood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **David C. Deyhle , unmarried, and Danny K. Deyhle , unmarried**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Novice J. Cole, III , unmarried**, hereinafter called the GRANTEE(S), their heirs and/or 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. 308, on the plan of Section Five, Crieve Hall Estates, of record in Plat Book 2133, Page 91, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Roger W. Deyhle and wife, Brownie S. Deyhle by Warranty Deed dated 05/06/1954 from Central Mortgage Company, a Tennessee corporation of record in Book 2292, Page 453, Register's Office for Davidson County, Tennessee. The said Brownie S. Deyhle having predeceased her husband, Roger W. Deyhle and Roger W. Deyhle having since died June 13, 2012 devising subject property to David C. Deyhle and Danny K. Deyhle as evidenced in the the Last Will and Testament for Roger W. Deyhle of record in Probate No. 83CH 1-2012-PR-453, in the Chancery (Probate) Court for Sumner County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per Plat Book 2133, Page 91, said Register's Office.
Perpetual Easement reserved in Restrictions of record in Book 2577, Page 489, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 416 Bramblewood Drive, Nashville, TN 37211
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 31st day of March, 2014.

David C. Deyhle by Danny K. Deyhle attorney in fact

Danny K. Deyhle

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Danny K. Deyhle, with whom I am personally acquainted and who proved himself to be the attorney in fact of David C. Deyhle and who being authorized to do so acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of March, 2014.

Notary Public
My Commission Expires: 8/27/17

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Danny K. Deyhle, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of March, 2014.

Notary Public
My Commission Expires: 8/27/17

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY