BILL GARRETT, Davidson County
Trans:T20140024354 DEEDWARR
Recvd: 04/10/14 13:45 2 pgs
Fees:13.00 Taxes:869.13
20140410-0030131

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

WARRANTY DEED

JENNIFER CROWELL NOTARY PUBLIC STATE OF TENNESSEE LEWIS COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,900.00.

Brittany Beins
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of April, 2014.

Jennifer Crowell
NOTARY PUBLIC

My commission expires: 2/24/18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Megee Ashlee Sexton 913 N. 12th Street, #6 Nashville, TN 37206	New Owner	083050B006.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty Four Thousand Nine Hundred and 00/100 Dollars ($234,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **COLE INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **PAUL MEGEE, AN UNMARRIED MAN, AND ASHLEE SEXTON, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 6 on the Plan of N12 Townhomes, a horizontal property regime with private elements, of record as "Exhibit B" in the Declaration of Covenants, Conditions, and Restrictions for North 12th Street Homes, of record in Instrument No. 20130610-0058864.

BEING a portion of the same property conveyed to Cole Investments, LLC, a Tennessee limited liability company, by Warranty Deed from Randall Morgan, married, dated 6/14/2012, recorded 6/15/2012, of record in Instrument No. 20120615-0052529, Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 913 N. 12th Street, #6, Nashville, TN 37206.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 7th day of April, 2014.

COLE INVESTMENTS, LLC

BY: JUSTIN HICKS, PRESIDENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 7th day of April, 2014, before me, appeared Justin Hicks, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of Cole Investments, LLC, a Tennessee Limited Liability Company, and that said instrument was signed in behalf of said Cole Investments, LLC, and said officer acknowledged said instrument to be the free act of deed of said Cole Investments, LLC.

WITNESS my hand and seal, this the 7th day of April, 2014.

Leslie Garside
Notary Public

My commission expires: 12/23/2014

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY