(2)

Return to:
Security Title & Escrow Company, LLC
1517 Hatcher Lane, Ste.A
Columbia, TN 38401

NEW OWNER:

Gregory Cole
Phoebe Cole
580 Flintlock Court
Nashville, TN 37217

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 14-0210

Map 135 Group 16-0-B Parcel 089-00CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140030808 DEEDWARR
Recvd: 05/05/14 13:47 2 pgs
Fees:13.00 Taxes:358.90
20140505-0038059

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Ninety-Seven Thousand and 00/100 Dollars ($97,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **BRANDI N. TATUM, unmarried** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **GREGORY COLE and PHOEBE COLE, husband and wife** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 89, on the Plan of Woodridge at Nashboro Village, of record as Instrument No. 20021120-0143949, Register's Office, Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Brandi N. Tatum, unmarried, by Warranty Deed from Kristen Gonzalez, married and Sarah Evans, unmarried, dated July 14, 2009, and of record as Instrument No. 20090722-0068868, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 580 Flintlock Court, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 30 day of **April, 2014**.

BRANDI N. TATUM

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, BRANDI N. TATUM, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 30th day of **April, 2014**.

NOTARY PUBLIC

My commission expires: 1/24/2015

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **97,000.00**

AFFIANT

Sworn to and subscribed to before me 30 day of **April, 2014**.

NOTARY PUBLIC

My commission expires: 3/21/16

KIM SWANNER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires March 21, 2016