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

Return to:
Fearnley, Martin & McDonald
25 Century Blvd, #212
Nashville, TN 37214

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/24/14 10:04 2 pgs
Fees:13.00 Taxes:869.46
20140924-0087683

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,990.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of September, 2014.

NOTARY PUBLIC

My commission expires: _____

GAIL HUDSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN. My Comm. Expires January 23, 2016

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
Phillip Michael Maples II 913 N. 12th St., #3 Nashville, TN 37206	Same	083-05-0B-003.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty Four Thousand Nine Hundred Ninety and 00/100 Dollars ($234,990.00), 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, **PHILLIP MICHAEL MAPLES, II, SINGLE, AND PHILLIP M. MAPLES AND WIFE, JANICE A. MAPLES, AS TENANTS IN COMMON WITH A RIGHT OF SURVIVORSHIP** hereinafter called the Grantee(s), his 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 3, NORTH 12TH STREET HOMES, as shown in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20130610-0058864, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Cole Investments LLC, a Tennessee Limited Liability Company by Warranty Deed from Randall Morgan, married, recorded on the 15th day of June, 2012 in Instrument No. 20120615-0052529, in the Register's Office of Davidson County, Tennessee.

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), his 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), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the ~~12th~~ 22nd day of September, 2014.

COLE INVESTMENTS, LLC

By: Justin Hicks, President/Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the ~~12th~~ 22nd day of September, 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 ~~12th~~ 22nd day of September, 2014.

Certificate of Authenticity

M. Menke
Notary Public

My commission expires: 5-8-2018

I, S.J. Beaubouef, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

MEGAN MENKE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, S.J. Beaubouef who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: A.R. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JUNE 21, 2018