WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140071729 DEEDWARR
Recvd: 09/24/14 15:31 2 pgs
Fees:13.00 Taxes:999.00
20140924-0088013

File No.: AGL-14-945

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 08/23/2018 (AFFIX SEAL)

AMANDA VAUGHN State of Tennessee Notary Public DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mustard Seed Living, LLC	First State Bank	08208035200
(NAME)	(NAME)	
938 Mansfield St.	500 Corporate Centre, Ste 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Franklin, TN 37067	
(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, I/WE, **JIM B. COLE**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MUSTARD SEED LIVING, LLC**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit: *an unmarried man

Land in Davidson County, Tennessee, being Lot No. 4, ON THE PLAN OF HOUSE AND SIMONTON'S SUBDIVISION OF LOT NOS. 1 TO 16 IN STRATTON AND SEYMOUR'S ADDITION TO EDGEFIELD, NOW EAST NASHVILLE, as shown on plat of record in Plat Book 57, Page 137, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Jerry W. Drake and wife, Sherry G. Drake, in fee simple estate to Jim B. Cole, married, dated March 30, 2005, recorded April 1, 2005 in Instrument No. 20050401-0035627, in the Register's Office of Davidson County, Tennessee. (Consideration amount was $125,000.00).

Pursuant to Marital Dissolution Agreement, subject property having been further conveyed by Quitclaim Deed from Taunia L. Rice-Cole to Jim Cole, dated February 7, 2007, recorded April 25, 2007 in Instrument Number 20070425-0049123, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 945 Mansfield Avenue, Nashville, TN 37206
(House Number) (Street) (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 GRANTEES, their heirs and 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 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 24th day of September, 2014.

Jim B. Cole

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jim B. Cole, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of September, 2014.

Notary Public
My Commission Expires: 6/18/14

(SEAL)

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171