WARRANTY DEED

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER ISS 94,000.00

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 26th DAY OF September, 2014

Notary Public

MY COMMISSION EXPIRES: 2/6/17
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 311 E. Main Street, STE 5, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Faye Coles and William Coles	Same as new owner	61-15-280.00
3749 Whitland Ave		
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140072967 DEEDWARR
Recvd: 09/29/14 13:57 2 pgs
Fees:13.00 Taxes:347.80
20140929-0089526

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,WE, *Wanda Faye Davenport, f/n/a Wanda Faye Bowman, Married* HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO *Faye Coles and husband William Coles, wife and husband* HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

For reference only this is Property being known as 1307 Newman Avenue Nashville TN 37216 and being described as follows:

Land in Davidson County, Tennessee, being Lot No. 88 and the easterly 40 feet of Lot No. 87 on the Plan of M.N. Young's Inglewood Annex, as of record in Book 547, page 197, Register's Office for said County.

Said Lot 88 and easterly 40 feet of Lot 87 front together 90 feet on the northerly margin of Newman Avenue and extends back 129.8 feet on the easterly line, to a dead line in the rear, on which it measures 90.1 feet.

Being the same property conveyed to Wanda Faye Bowman, by Deed from Will Hart Cantrell and wife, Earlana W. Cantrell, of record in Book 5080, page 446, Register's Office for Davidson County, Tennessee, and by Divorce Decree from James E Bowman dated 11/19/87, filed for record on 12/3/87 of record in Book 7417, page 936, said Register's Office for said County.

This conveyance is subject to: Current years taxes which have been prorated and assumed by the Grantee(s); All restrictions of record; All visible easements; All matters appearing on the plan of record; All applicable government and zoning regulations.

Robert Clark Davenport, spouse of Wanda Faye Davenport, joins in this conveyance to convey any and all right, title and interest he may have in and to the property marital or otherwise.

This is: Unimproved ( )
Improved (x) Property, known as 1307 Newman Avenue, Nashville, TN 37216
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 26th day of September, 2014.

Wanda Faye Davenport
Wanda Faye Davenport
f/n/a Wanda Faye Bowman

Robert Clark Davenport

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Wanda Faye Davenport f/n/a Wanda Faye Bowman and Robert Clark Davenport** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of September, 2014.

Commission Expires: 2/6/17

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires:_____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

On this the _____ day of _____, _____, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, on this the _____day of _____, _____.

My commission expires:_____

Notary Public