# 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 IS$ 63,000.00

Faye Coles
Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 9th DAY OF January2015

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 | Same as new owner | 96-10-48.00 |
| 3749 Whitland Ave. | | |
| Nashville, TN 37205 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, ***Dave E. Garner, a Married Man***
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Faye Coles, a Married Woman***
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 625 Cottonwood Drive Nashville TN 37214 and being described as follows:**

**Being Lot No. 100 on the Plan of Cloverhill, Section 2, as of record in Plat Book 2133, Page 46, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**Being the same property conveyed to Dave E. Garner by Warranty Deed from Kellie Poulsen and Kaysie Poulsen dated 09/28/01 and filed for record on 10/08/01 of record in Instrument No. 20011008-0109366 said Register's Office for said County.**

**The 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 matter appearing on the plan of record; All applicable government and zoning regulations;**

**This property is not a martial residence and as such is not subject to any homestead, dower, or other martial interest as contemplated by T.C.A. 260-2-307 or similar stature.**

This is: Unimproved ( )
Improved ( x ) Property, known as 625 Cottonwood Drive, nashville, TN 37214
(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 9th day of January, 2015.

Dave E Garner
Dave E. Garner

BILL GARRETT, Davidson County
Trans:T20150003817 DEEDWARR
Recvd: 01/15/15 15:21 2 pgs
Fees:13.00 Taxes:233.10
20150115-0004432

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 **Dave E. Garner** 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 9th day of January, 2015.

Commission Expires: 2/6/17

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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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

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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