WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150041708 DEEDWARR
Recvd: 05/29/15 10:20 2 pgs
Fees:13.00 Taxes:536.50
20150529-0049587



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2015

Notary Public

MY COMMISSION EXPIRES: February 22, 2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Keith T. Cole	Keith T. Cole	72-09-0/337.00
(NAME)	(NAME)	
102 Eric Court	102 Eric Court	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Deborah Leeper,** unmarried hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Keith T. Cole,** a married man 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:

Land in Davidson County, Tennessee being Lot No. 99 on the Plan of Irvington, as of record in Book 843, page 60, Register's office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Deborah Leeper, an unmarried woman by deed from Melinda L. Franklin, an unmarried woman dated March 14, 2003 and filed for record March 25, 2003 as Instrument No. 20030325-0039338 in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

Subject to any and all matters appearing on the plan of record in Plat Book 843, page 60, Register's Office for Davidson County, Tennessee.

The Current years taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 926 Carolyn Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (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 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 my/our hands this 15th day of May, 2015.

Deborah Leeper

State of Tennessee
County of Davidson

Personally appeared before me Deborah Leeper, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of May, 2015.

Notary Public Judith C. Jacobs
My Commission Expires: February 22, 2016

File No.: 201505005



