WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $347,500.00

Gaila Y. Noland
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2015

Michelle W Locke
Notary Public

MY COMMISSION EXPIRES: 10/2/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Larry Apple	Guaranty Trust Co.	Map 146-12
(NAME)	(NAME)	
5017 Manuel Drive	316 Robert Rose Dr	Parcel 71.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Murfreesboro TN 37129	
(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, We, **Steven T. Coles and Cristie L. Coles, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Larry Apple and Ellen P. Apple, husband and wife,** 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. 18, on the Plan of Crievewood, of record in book 2331, page 99, Register's Office for Davidson County, Tennessee, to which plan is hereby made for a more complete description.

Being the same property conveyed to Cristie L. Coles and husband Steven T. Coles by Warranty Deed from Andrew E. Olsen, an unmarried man, filed for record on September 21, 2012 as Instrument No. 20120921-0085954, Register's Office Davidson County Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2015 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 2331, page 99, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 5017 Manuel Drive, Nashville, TN 37211
(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.

BILL GARRETT, Davidson County
Trans:T20150052907 DEEDWARR
Recvd: 07/01/15 09:57 2 pgs
Fees:13.00 Taxes:1285.75
20150701-0063507

Witness my/our hands this 29th day of June, 2015.

Steven T. Coles

Cristie L. Coles

State of Tennessee
County of Davidson

Personally appeared before me Steven T. Coles and Cristie L. Coles, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of June, 2015.

Notary Public

My Commission Expires: _____

File No.: 61015165

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017