(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150061797 DEEDWARR
Recvd: 07/28/15 10:38 2 pgs
Fees: 13.00 Taxes: 449.55
20150728-0074162



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$121,500.00~~

Carlotta Brooks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of July, 2015

Notary Public

MY COMMISSION EXPIRES: 2-22-14

(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	94-01-0/356.00
(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, We, **George Brooks and Carlotta Brooks,** husband and wife, 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:

Lot 140 on the Plan of Shelby village No. Two (2), of record in Plat Book 1835, page 48, Register's office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to George Brooks and wife , Carlotta L. Brooks, by deed from Ernest D. Smith Jr. and wife Debra L. Smith dated December 9, 2005 and filed for record January 19, 2006 as Instrument No. 20060119-0007266 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record in Plat Book 1835, page 48, 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.

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

unimproved ☐

This is improved ☑ property, known as 1426 Fulton Street, Nashville, TN 37206
(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 27th day of July, 2015.

George Brooks

George Brooks

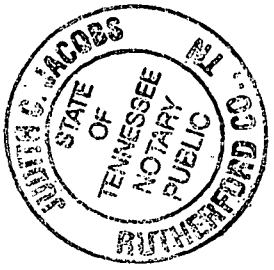
Carlotta Brooks

Carlotta Brooks

State of Tennessee
County of Davidson

Personally appeared before me George Brooks and Carlotta Brooks, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of July, 2015.



Notary Public Judith C. Jacobs
My Commission Expires: 2-22-16

File No.: 201507021