BILL GARRETT, Davidson County
Trans:T20150062053 DEEDWARR
Recvd: 07/29/15 08:34 2 pgs
Fees:13.00 Taxes:222.00
20150729-0074397

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

J-JG-15-335

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tristan Call	**New Owner**	
(NAME) **2409 W. Heiman St.**	(NAME)	**119-05-0-037.00**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **COBIL, INC.,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TRISTAN CALL, UNMARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Map of Coleman's Subdivision of Part of Lot No. 1, Patterson Lands, of record in Plat Book 421, page 149, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Said part of said Lot No. 1 fronts 65 feet on the south side of Whitsett Road and runs back between lines 70 feet, more or less, on the west line and 52 feet on the easterly line along the westerly margin of the first alley east of Nolensville Pike, to a dead line and measures 60 feet thereon.

Being the same property conveyed to COBIL, Inc. by Warranty deed from Kevan Pointer, married of record in Instrument No. 20071015-0122010 Register's Office for Davidson County, Tennessee, dated October 12, 2007 and recorded on October 15, 2007. (Value of consideration shown in aforementioned deed $40,500.00.)

This conveyance is subject to:
- Taxes for the year 2015 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 149, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1511, Page 613, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers of record in Book 7228, Page 408, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **335 Whitsett Road, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 24th DAY OF JULY, 2015.

COBIL, Inc.

BY: _____
William C. Boone
ITS: Vice President & Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared WILLIAM C. BOONE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the VICE PRESIDENT AND SECRETARY of COBIL, Inc., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as VICE PRESIDENT AND SECRETARY.

Witness my hand and official seal, at office, this 23rd day of July, 2015.

_____
Notary Public

My Commission Expires: 3618

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212