Davidson County DEEDWARR
Recvd: 08/21/15 10:01 3 pgs
Fees:18.00 Taxes:730.75
20150821-0084475

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

FRN - 153198

NAME AND ADDRESS OF NEW OWNERS:
Tyrome Cole & Teresa Cole
8865 Cressent Glen Court
Antioch, TN 37013
SEND TAX BILLS TO:
Movement Mortgage, LLC
841 Seahawk Circle
Virginia Beach, VA 23452

WARRANTY DEED

(Map 182-06-0A, Parcel 296.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **LESLIE A. MCMAHON, n/k/a LESLIE A. GIBSON, married and PATRICK E. MCMAHON,** married hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **TYROME COLE and TERESA COLE, husband and wife,** hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 361, on the Final Plat for Cluster-Lot Subdivision, Old Hickory Hills, Phase Three, Section One, as shown by plat appearing of record in Instrument 20060420-0045296, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.
>
> BEING the same property conveyed to Leslie A. McMahon and Patrick E. McMahon, as joint tenants with right of survivorship, by Warranty Deed dated June 28, 2007, from The Craig Company, Inc., of record in Instrument 20070705-0079985, Register's Office for Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Instrument No. 20060420-0045296; to Restrictive Covenants of record in Instrument No. 20020116-0006750; to HOA Charter of record in Instrument No. 20020123-0009417; to Storm Water Detention Agreement of record in Instrument No. 20010306-002133 and Instrument No. 20030226-0025749; to Sanitary Sewer and Storm Drainage Easement of record in Instrument No. 20001030-0107214; to United Telephone Easement of record in Instrument No. 20020123-0009339, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 8865 Cressent Glen Court, Antioch, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the

same is unencumbered except as noted herein, and for the 2015 real property taxes which will be prorated at closing and paid by the Grantees.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Jason Gibson, husband of Leslie A. Gibson hereby joins in this conveyance and conveys any and all interest he may have in said property, including but not limited to marital interest. This is not the marital residence of Patrick E. McMahon.

WITNESS OUR HANDS and signatures on this the 17th day of August, 2015.

Leslie A Gibson
LESLIE A. GIBSON

Jason A Gibson
JASON GIBSON

Patrick E McMahon
PATRICK E. MCMAHON

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leslie A. Gibson, Jason Gibson and Patrick E. McMahon, the bargainors, 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 the purposes therein contained.

Witness my hand and official seal, this the 17th day of August, 2015.

Notary Public

My Commission Expires: JUNE 17, 2018
(SEAL)

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $197,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

J. Kasey Tallent
Affiant

Subscribed and sworn to before me this 17th day of August, 2015.

Notary Public

My commission expires: JUNE 17, 2018
File No. 20150467

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith