Davidson County DEEDWARR
Recvd: 09/02/15 10:20 3 pgs
Fees:18.00 Taxes:393.31

20150902-0089248

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of August, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
John B. Cole	John B. Cole	074 12 0 170.00
(NAME)	(NAME)	
841 Robinson Rd	841 Robinson Rd	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Six Thousand Three Hundred And No/100 Dollars ($106,300.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Mark Benton Holley and wife, Cynthia Kristine Holley**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **John B. Cole, married**, 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. 176 on the Revised Plan of Hermitage Hills, Section 2, as of record in Book 2900, Page 112, Register's Office for said County.

Said Lot No. 176 fronts 80 feet on the southwesterly side of Jacksonian Drive, running back 228 feet on the southeasterly line and 151.5 feet on the northwesterly line to a broken line, measuring 136.2 feet thereon.

Being the same property conveyed to Mark Benton Holley and wife, Cynthia Kristine Holley by Deed from Russell M. Martin, III and wife, Suzanne C. Martin dated February 25, 1993 and recorded March 5, 1993 in Book 8881, Page 597, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: MTJ-153097

unimproved ☐

This is improved ☒ property, known as 216 Jacksonian Dr., Hermitage, TN 37076

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, has 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 our hands this 27th day of August, 2015.

Mark Benton Holley

Mark Benton Holley

Cynthia Kristine Holley by Mark Benton Holley her Attorney in Fact

Cynthia Kristine Holley by Mark Benton Holley
her Attorney in Fact

STATE OF Tennessee

County OF Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Mark Benton Holley, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Cynthia Kristine Holley as Attorney-in-fact, and acknowledged that he exectued the same as the free act and deed of Cynthia Kristine Holley for the purposes therein contained.

Witness my hand and official seal, this the 27th of August, 2015.

Notary Public
My Commission Expires:

(SEAL)

DENNIS B. MEVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

STATE OF Tennessee

County OF Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Mark Benton Holley, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of August, 2015.

Notary Public

My Commission Expires:

(SEAL)

DENNIS B. MEVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

This Instrument Prepared By:

Julia Hart

Foundation Title & Escrow
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

When Recorded Return To:

Foundation Title & Escrow
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

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 04-22-2018

Shelly M Smith