WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150082365 DEEDWARR
Recvd: 09/28/15 13:50 2 pgs
Fees:13.00 Taxes:2238.50
20150928-0098287

B-KW-15-3613

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $605,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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)
James C. Ward and Patricia M. Ward	Owner - Same	
(NAME)	(NAME)	**117-05-0-040.00**
3613 Sperry Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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 **SETH PATRICK COLLEY AND WIFE, HEATHER H. COLLEY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JAMES C. WARD AND PATRICIA M. WARD, HUSBAND AND WIFE,** 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 Lot No. 40 on the Plan of Henry Sperry Subdivision of record in Plat Book 974, Page 21, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 40 fronts 100 feet on the Southerly side of Sperry Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Seth Patrick Colley and wife, Heather H. Colley by Warranty deed from James Terry Trent and wife, Sheri Diane Trent of record in Instrument No. 20130520-0050604 Register's Office for Davidson County, Tennessee, dated May 17, 2013 and recorded on May 20, 2013.

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 974, Page 21, 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: **3613 Sperry Avenue , Nashville, Tennessee 37215**.

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 21st DAY OF SEPTEMBER, 2015.

Seth Patrick Colley by Rachel, attorney in fact
Seth Patrick Colley by Rachel Wilson,
Attorney in Fact

Heather H. Colley by Rachel, attorney in fact
Heather H. Colley by Rachel Wilson,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RACHEL WILSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SETH PATRICK COLLEY AND HEATHER H. COLLEY, and who acknowledged he/she/they executed the same as the free act and deed of the said SETH PATRICK COLLEY AND HEATHER H. COLLEY.

Witness my hand and official seal, this the 21st of September, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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