THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15095220** BILL GARRETT, Davidson County Trans:T20150083828 DEEDWARR Recvd: 10/02/15 08:30 2 pgs Fees:13.00 Taxes:1920.30 20151002-0100202	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $519,000.00. Affiant Subscribed and sworn to before me, this 30th day of September, 2015. Notary Public My Commission Expires: 10/18/16 DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Seth P Colley and Heather Colley 6006 Sedberry Rd. Nashville TN 37205-3224	FRANKLIN AMERICAN MORTGAGE COMPANY 501 CORPORATE CENTRE DRIVE, SUITE 400 FRANKLIN, TN 37067	Tax Parcel ID No. 116-13-012.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Willie S. Bandy, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Seth P Colley and Heather Colley, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Harding Park, of record in Plat Book 2331, Page 120, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Willie S. Bandy, unmarried by Warranty deed from Michelle Rena Macht Cochran and spouse, Charles Dean Cochran of record in Instrument No. 200008090079079 Register's Office for Davidson County, Tennessee, dated August 7, 2000 and recorded on August 9, 2000.

The execution of this instrument is effected by the signature of Nicole Bandy Clayton as Attorney-in-fact for Willie S Bandy, which Power of Attorney is recorded in Instrument No. 20151002-0100201, in said Register's office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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 2331, Page 120, Register's Office for Davidson County, Tennessee.

Easement(s) as set forth in instrument of record in Book 2542, Page 486, Register's Office for Davidson County, Tennessee. Restrictions in said instrument have since expired.

This is improved property located at 6006 Sedberry Rd. Nashville TN 37205-3224

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of September, 2015.

Willie S. Bandy by Nicole Bandy Clayton as Attorney in fact

Willie S. Bandy by Nicole Bandy Clayton as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Nicole Bandy Clayton,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Willie S Bandy,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 30th day of September, 2015.

Notary Public My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018