WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,400,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON THE 9TH DAY OF NOVEMBER, 2015. NOTARY PUBLIC MY COMMISSION EXPIRES 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1534B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Shelia A. Cole	NEW OWNER	Map 130-11-0,
906 Lynnwood Blvd		Parcel 051
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

HASSAN MIR AND ZUNERA MIR, TRUSTEES OF THE 906 LYNNWOOD TRUST AGREEMENT, DATED JULY 26, 2012

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DEVIN S. COLE AND SHELIA A. COLE, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the 7th formerly the 11th Civil District of Davidson County, Tennessee, being part of Lot No. 13 on the Plan of Carter & King Lands, as of record in Book 57, page 99, Register's Office for Davidson County, Tennessee, being Lot No. 21 of Block "A" on the unrecorded subdivision of Tyne Meade, Section No. 2, described according to a survey by Z. J. Wilkinson, Surveyor, as follows:

BEGINNING on the easterly margin of Lynnwood Boulevard at the corner of Lot Nos. 20 and 21; thence, with said Boulevard, southwardly 100 feet to the corner of Lot Nos. 21 and 22; thence, with the line between said two lots eastwardly 250 feet; thence, at right angles northwardly 100 feet to the corner of Lot Nos. 20 and 21; thence with the line between said two lots westwardly 250 feet to the BEGINNING.

Being the same property conveyed to William J. Christopher Andrews, Trustee of the 906 Lynnwood Trust dated July 26, 2012 by Warranty deed from Carbine & Associates, LLC, a Tennessee limited liability company of record in Instrument No. 20121205-0112158 Register's Office for Davidson County, Tennessee, dated December 03, 2012 and recorded on December 05, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2015 a lien, due and payable, but not delinquent.

Restrictions of record in Book 1286, Page 545, Book 1335, Page 344, Book 1732, Page 153, Book 1812, Page 83, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 57, Page 99, Book 1424, Page(s), 12 and 13, Register's Office for Davidson County, Tennessee.

Encroachments, overlaps, boundary line disputes, and any matters which would be disclosed by an accurate survey and inspection of the land.

No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, of highways.

Encroachment of a fence serving subject property onto the adjoining property along the rear line as reflected on a Mortgage Loan Inspection by john Kohl and Company dated December 22, 1995 and as referenced of record in Book 10752, Page 769, in the Register's Office for Davidson County, Tennessee.

Notice of Completion of record in Instrument Number 20121121-0107442, in the Register's Office for Davidson County, Tennessee.

This is property known as 906 Lynnwood Blvd, Nashville, TN 37205

Davidson County DEEDWARR
Recvd: 11/10/15 14:43 3 pgs
Fees:18.00 Taxes:5180.00
20151110-0114514

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 9th day of November, 2015.

906 Lynnwood Trust Agreement, dated July 26, 2012

BY: _____

J. Carlton Drumwright, Limited Designated Successor Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public of said County and State, the within named J. CARLTON DRUMWRIGHT, Limited Designated Successor Trustee of the 906 Lynnwood Trust, dated July 26, 2012, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal, this 9th day of November, 2015.

_____

Notary Public

My Commission Expires: 1-26-19



File #: 15-1534B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

