WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150096428 DEEDWARR
Recvd: 11/12/15 14:11 2 pgs
Fees:13.00 Taxes:830.65
20151112-0115109

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$224,500.00.**

Affiant

Subscribed and sworn to before me, this the 10th day of November, 2015.

Notary Public

My commission expires: 8-23-16
(AFFIX SEAL)

JOYCE JORDAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Charles C. Pilkinton	SAME	**Map 142-02-0 Parcel 128-00**
7417 Harrow Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jason Wesley Coole, Executor of the Estate of Nancy Leigh Finney, Jason Wesley Coole, Devisee under the Last Will and Testament of Nancy Leigh Finney, and Amy Leigh Coole n/k/a Amy L. Coole Cox, Devisee under the Last Will and Testament of Nancy Leigh Finney

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charles C. Pilkinton and wife, Linda Pilkinton

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. 139 on the Plan of Cross Timbers, Section 3, of record in Book 4175, Page 21, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James L. Coole and wife, Nancy L. Coole, by Deed dated August 22, 1972 from C & S Builders, Inc., of record in Book 4631, Page 862, Register's Office for Davidson County, Tennessee. The said Nancy L. Coole and James L. Coole having divorced. The said James L. Coole having quitclaimed to Nancy L. Coole, of record in Book 4952, Page 639, said Register's Office. The said Nancy L. Coole, an unmarried woman, having quitclaimed to Nancy L. Finney, an unmarried woman, of record in Instrument No. 20130905-0094040, said Register's Office. Nancy L. Coole, Nancy L. Finney, and Nancy Leigh Finney being one in the same person. The said Nancy Leigh Finney died on September 28, 2014, leaving a Last Will and Testament which has been admitted to probate in the Probate Court for Davidson County, Tennessee, Probate # _____. The said Will devised the property to Jason Wesley Coole and Amy Leigh Coole, son and daughter of the deceased, and Jason Wesley Coole, was appointed as Executor of said Estate. Amy Leigh Coole is also known as Amy L. Coole Cox.

Jason Wesley Coole, in his capacity as Executor of the Last Will and Testament of Nancy Leigh Finney, has joined in the execution of this Deed to express consent of the Estate to the sale of the above described property and to convey any interest in the property which might be vested in him as Executor or otherwise held by the Estate to the within named Grantee.

The property conveyed herein is not now nor ever has been the place of residence of the Grantor's spouse.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 4175, Page 21, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Restrictive Covenants contained in instrument of record in Book 4242, Page 758, and amended in Book 4318, Page 654, Register's Office for Davidson County, Tennessee. (3) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__X__) Unimproved (____) property, known as **7417 Harrow Drive, Nashville, TN 37221**

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 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 my/our hand(s) this 10 day of Nov., 2015.

Jason Wesley Coole, Executor of the Estate of Nancy Leigh Finney

Amy Leigh Coole,* Devisee under the Last Will and Testament of Nancy Leigh Finney
*n/k/a Amy L. Coole Cox

Jason Wesley Coole, Devisee under the Last Will and Testament of Nancy Leigh Finney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jason Wesley Coole, Executor of the Estate of Nancy Leigh Finney,** the within named seller, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10 day of Nov, 2015.

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2/13/17

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jason Wesley Coole, Devisee,** the within named seller, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10 day of Nov., 2015.

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2/13/17

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Amy Leigh Coole,* Devisee,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. ***n/k/a Amy L. Coole Cox**

Witness my hand and official seal at Nashville, Tennessee, this 10 day of Nov., 2015.

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2/13/17