WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150105278 DEEDWARR
Recvd: 12/14/15 12:32 2 pgs
Fees:13.00 Taxes:1091.50
20151214-0125394

O-VRES-15-3921

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

KAYLA E. LODGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 5/3/16
(AFFIX SEAL)

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)
Van Richard Rice II, and Teresa Ellen Rice	New Owner	
(NAME)	(NAME)	**073-01-0-236.00**
3921 Moss Rose Drive	3921 Moss Rose Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216-2925	Nashville, TN 37216	
(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 **HOWARD RHEA COLE AND JOHN RUSSELL COLE AND ELANE COLE LAGROUE AND PAUL M. COLE AND KEVIN R. COLE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **VAN RICHARD RICE, II AND TERESA ELLEN RICE,** 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. 21 on the Plan of Moss Rose Heights Subdivision, Section No. 2, Extended of record in Plat Book 1424, Page 109, 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 Howard Lane Cole and wife, Marion Justice Cole by Warranty deed from Robert J. Huffines and wife, Cathy Huffines of record in Book 7920, page 154, Register's Office for Davidson County, Tennessee, dated August 18, 1989 and recorded on August 22, 1989. Marion Justice Cole having since died (date of death April 30, 2003), predeceasing her husband, Howard Lane Cole (date of death January 31, 2015) leaving Howard Lane Cole as the surviving tenant by the entirety. The said Howard Lane Cole bequeathed the subject property to Howard Rhea Cole, John Russell Cole, Elane Cole LaGroue, Paul Marion Cole, Kevin Richard Cole by Last Will and Testament of record in Docket No. 15P1281, Seventh Circuit Court of Davidson County, Probate Division.

This conveyance is subject to:
- Taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein;
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 109, 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: **3921 Moss Rose Drive , Nashville, Tennessee 37216-2925**.

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 23rd DAY OF NOVEMBER, 2015.

Howard Rhea Cole By Loy Carney, Attorney In Fact
Howard Rhea Cole by Loy Carney, Attorney In Fact

John Russell Cole By Loy Carney, Attorney In Fact
John Russell Cole by Loy Carney, Attorney In Fact

Elane Cole LaGroue By Loy Carney, Attorney In Fact
Elane Cole LaGroue by Loy Carney, Attorney In Fact

Paul M. Cole By Loy Carney, Attorney In Fact
Paul M. Cole by Loy Carney, Attorney In Fact

Kevin R. Cole By Loy Carney, Attorney In Fact
Kevin R. Cole by Loy Carney, 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, Loy Carney, 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 HOWARD RHEA COLE, JOHN RUSSELL COLE, ELANE COLE LAGROUE, PAUL M. COLE, AND KEVIN R. COLE, and who acknowledged he/she/they executed the same as the free act and deed of the said HOWARD RHEA COLE, JOHN RUSSELL COLE, ELANE COLE LAGROUE, PAUL M. COLE, AND KEVIN R. COLE.

Witness my hand and official seal, this the 23rd of November, 2015.

Brian D. Mitchell
Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066