Davidson County DEEDWARR Recvd: 12/28/15 14:29 3 pgs Fees:18.00 Taxes:462.50 **20151228-0130126**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00 Affiant Subscribed and sworn to before me, this 23rd DAY OF December, 2015. Notary Public MY COMMISSION EXPIRES: 3/20/18 (AFFIX SEAL)

WARRANTY DEED

WMR15-7170

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Coles	William Coles	
7170 & 7176 Douglas Road (ADDRESS)	7170 & 7176 Douglas Road (ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Joelton, TN 37080 (CITY) (STATE) (ZIP)	014-00-0-067.00 & 014-0

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, we MARY TAYLOR WARD AND TONI LYNN WARD AND STEVEN EUGENE WARD AND BRIAN KEITH WARD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM COLES, 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:

Tract I: 7170 Douglas Rd- 014-00-0-067.00

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of the Division of the Bidwell Property in the 14th Civil District of said County, and shown on the Revised Plan made by Hickerson & Hickerson, dated October 20, 1964, and further described as follows:

Beginning in the east margin of Douglas Road, at the corner of Lot Nos. 24 and 25; thence along the line between said lots, South 84° East 890 feet to an iron pin in the centerline of a Tennessee Gas Transmission Line easement; thence along said centerline, South 45° 05' West °80 feet to the corner of Lots 25 and 26; thence with the line between said Lots, North 83° 32' West 805 feet to the east margin of Douglas Road; thence northerly with the Road; 140 feet to the beginning, containing 2.70 acres, more or less.

Being the same property conveyed to Tommy E. Ward by Deed from Nell R. Ward of record in Book 6943, page 196, Register's Office for Davidson County, Tennessee, dated August 1, 1986 and recorded on August 7, 1986.

Tract II: 7176 Douglas Rd- 014-00-0-095.00

Land in the 14th Civil District of Davidson County, Tennessee, described according to an unrecorded survey made by Hickerson and Hickerson Engineers, dated July 9, 1964, revised October 20, 1964 and revised May 31, 1965, as follows:

Beginning at a point 1,880.0 feet on the easterly margin of Douglas Margin of Douglas Road from the northeast corner of Clarksville Highway and Douglas Road; thence South 84° East a distance of 890.0 feet to a point; thence North 45° 05' East a distance of 195.0 feet to a point; thence North 85° 35' West a distance 1,045.0 feet to a point in the easterly margin of Douglas Road; thence along the easterly margin of Douglas Road in a southerly direction a distance of 150.00 feet to the point of beginning.

Being the same property conveyed to Tommy E. Ward by Deed from Nell R. Ward of record in Book 7054, page 937, Register's Office for Davidson County, Tennessee, dated October 29, 1986 and recorded on December 1, 1986.

The said Tommy E. Ward died on February 25, 2014, intestate. His estate having been probated in Docket No. 14P-755, in the Probate Court for Davidson County, Tennessee. The said Tommy E. Ward also known as Tommie Eugene Ward was married at the time of his death to Mary Taylor Ward also known as Gini Taylor-Ward. Tommy E. Ward had three children during his lifetime, Steven Eugene Ward, Brian Keith Ward and Toni Lynn Ward.

Being also known as 7170 Douglas Road (Tract I) & 7176 Douglas Road (Tract II), Joelton, TN 37080.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 4329, Page 103; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 7170 & 7176 Douglas Road , Joelton, Tennessee 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 23rd day of December, 2015.

Mary Taylor Ward
Mary Taylor Ward

Steven Eugene Ward
Steven Eugene Ward

Brian Keith Ward
Brian Keith Ward

Toni Lynn Ward
Toni Lynn Ward

STATE OF Tennessee
COUNTY OF Davidson

On this the 23rd day of December, 2015, before me personally appeared Mary Taylor Ward, Steven Eugene Ward, Brian Keith Ward and Toni Lynn Ward to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

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

Notary Public

My Commission Expires: 10-12-19

(SEAL)

JON PERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Cari Mule' do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pam Smithson, a notary public for this county and state, Cari Mule', who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/20/2018

