BILL GARRETT, Davidson County
Trans:T20160023270 DEEDWARR
Recvd: 03/22/16 11:35 2 pgs
Fees:13.00 Taxes:999.00
20160322-0027065

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 21st day of March, 2016, by and between Frances S Young, an umarried, party of the first part, and Keith T Cole, a married man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 234 on the Plan of Inglewood Place, as of record in Book 332, Page 101, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being all or part of the same property conveyed to Billy D. Young and Frances S. Young by virtue of that certain Warranty Deed dated March 5, 1987, at Book 7161, Page 247 in the Register's Office of Davidson County, Tennessee. The said Billy D. Young having died Oct 4, 2015.

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), his heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 332, Page 101 and easement at Book 7133, Page 233 and Book 7133, Page 237 in said Register's Office, Tennessee; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Frances S Young

Frances S Young

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Frances S Young, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of March, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Keith T Cole

Tax Parcel No 07203002400 and 07203002500

Property Address: 1126 Stratford Ave
Nashville, TN 37216

MAIL TAX
BILLS TO: Keith T. Cole
102 Eric Court
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $270,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 21st day of March, 2016.

Notary Public

My Commission Expires: 1-20-20

