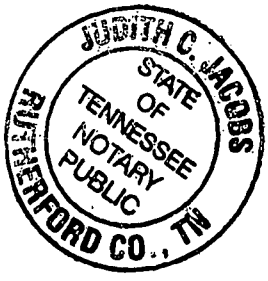
WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2016

Notary Public

MY COMMISSION EXPIRES: 1-10-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 100, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Karrie Robb	Pinnacle Bank	095-05-0
(NAME)	(NAME)	
1907 Dahlia Circle	150 3rd Ave South Suite 900	112.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Keith T. Cole and Natosha B. Cole,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Karrie Robb and Harvey Rosales, wife and husband,** 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 being Lot 2 of the resubdivision of Lot No. 45 on the Plan of Dahlia Gardens filed for record as Instrument NO. 20060322-0032616 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being a portion of the property conveyed to Keith T. Cole and wife, Natosha B. Cole by deed from Daniel B. Kemp, unmarried dated December 21, 2005 and filed for record in December 27, 2005 as Instrument NO. 20061227-0153927 and re-recorded in Instrument No. 2006015-0001424 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record in Instrument No. 20060322-0032616 in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

unimproved ☐

This is improved ☑ property, known as 1907 Dahlia Circle, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans: T20160027109 DEEDWARR
Recvd: 04/04/16 14:47 2 pgs
Fees: 13.00 Taxes: 512.45

20160404-0031907

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, their heirs and assigns forever; and we do covenant with 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 hands this 31st day of March, 2016.

Keith T. Cole

Natosha B. Cole, by Keith T. Cole, her attorney in fact
By Keith Cole Her Attorney in Fact

State of Tennessee
County of Davidson

Personally appeared before me Keith T. Cole ~~and Natosha B. Cole~~, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of March, 2016.

Notary Public Judith C. Jacobs
My Commission Expires: 1-20-20

JUDITH C. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD CO., TN

State of TENNESSEE
County of DAVIDSON

On this the 31st Day of March, 2016, before me personally appeared Keith T. Cole to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Natosha B. Cole, and who acknowledged that he executed same as the free act and deed of the said Natosha B. Cole, by virtue of that Specific Power of Attorney, duly executed by the said Natosha B. Cole recorded in Instrument No. 20160404-0031906 Register's Office for Davidson County, Tennessee.

Witness my hand and official seat at Nashville, TN, this 31 day of March, 2016

Notary Public

(seal)

1-20-20
Commission Expiration

JUDITH C. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD CO., TN

File No.: 201603004