WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160046375 DEEDWARR
Recvd: 06/02/16 09:39 2 pgs
Fees:13.00 Taxes:629.00

20160602-0055435

File No. 0001756

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Cynthia S. Gleaves
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 12-18-18
(AFFIX SEAL)

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WAYNE COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cole Investments, LLC	New Owner	083-12-0-045-00
3122 Dudley Rd ~~2435 Chapman Drive~~ (NAME)	(NAME)	
(ADDRESS) ~~Nashville, TN, 372061557~~	(ADDRESS)	
Spring Hill Tn 37174 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Dorothy M. Gleaves, by and through her attorney in fact, Don M. Gleaves,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Cole Investments, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 146 on the Plan of Eastland Acres, Section II of record in Plat Book 2331, Page 7, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 146 fronts 85 feet on the east side of Chapman Drive and runs back between lines 235.8 feet on the north line and 183 feet on the south line, to a dead line, which is a broken line, on which i treasures 110.5 feet.

Being the same property conveyed to Everett W. Gleaves and wife, Dorthy M. Gleaves, by warranty deed from Donald Bruce Whitaker and wife, Betty S. Whitaker of record in Book 3799, page 906, Register's Office for Davidson County, Tennessee, dated 08/07/1964 and recorded on 08/11/1964. The said Everett W. Gleaves having since died on April 29, 2006, the property became vested in Dorothy M. Gleaves as surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2016 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2435 Chapman Drive, Nashville, TN 372061557

(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 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 hand this 31st day of May, 2016.

Dorothy M. Gleaves by Don M. Gleaves

Dorothy M. Gleaves by Don M. Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Don M. Gleaves, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be power of attorney for Dorothy M. Gleaves, the within named bargainor, and that he as such power of attorney, executed the foregoing instrument for the purpose therein contained, by signing the name of Dorothy M. Gleaves by himself as power of attorney pursuant to a specific power of attorney recorded simultaneously herewith at Instrument No. 20160602-0055434, R.O.D.C.

Witness my hand and official seal at Nashville, Tennessee, this 31 day of May, 2016.

NOTARY PUBLIC

My Commission Expires: 12-18-19

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206