Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #16-1187

39

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Estate of Robenia Anne Sharp Cole, deceased, and Debra Anne Cole and Richard Lyman Cole**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Viola Lee Bean* and Ruth Bean,** joint tenants with rights of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

*** MARRIED **UNMARRIED**

Land in Davidson County, Tennessee, being Lot No. 425 on the Plan of Autumn Oaks, Phase Four of record in Instrument No. 20020523-0062993, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Anne S. Cole and husband Lyman L. Cole by deed from Classic Homes BOS, LP, dated May 20, 2003, of record in Instrument No. 20030523-0070751, Register's Office for Davidson County, Tennessee. The said Lyman L. Cole died November 10, 2015, leaving his wife, Anne S. Cole, as surviving tenant by entirety. The said Anne S. Cole a/k/a Robenia Anne Sharp Cole, died on December 5, 2015, and her will was admitted to probate as Docket No. 15P2024, Probate Court for Davidson County, Tennessee. Her sister, Carolyn Sharp Hicks, was appointed as the Executor for her estate, and pursuant to her Last Will and Testament, the said Robenia Anne Sharp Cole, devised the subject property to her children, Richard Lyman Cole and Debra Anne Cole.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 6920 Scarlet Ridge Drive, Brentwood, TN 37027.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 3rd day of June, 2016.

Debra Anne Cole
Debra Anne Cole

Richard Lyman Cole
Richard Lyman Cole

Estate of Robenia Anne Sharp Cole
Carolyn Sharp Hicks
By: Carolyn Sharp Hicks, Executor

BILL GARRETT, Davidson County
Trans:T20160048364 DEEDWARR
Recvd: 06/08/16 10:43 2 pgs
Fees:13.00 Taxes:1054.50
20160608-0057815

State of Tennessee)
County of Davidson)

On this 3rd day of June, 2016, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Debra Anne Cole and Richard Lyman Cole, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5-8-17

State of Tennessee)
County of Davidson)

On this 3rd day of June, 2016, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Estate of Robenia Anne Sharp Cole, Executor, Carolyn Sharp Hicks, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5-8-17

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 285,000.00.**

Affiant

Sworn and subscribed before me on this the 3rd day of June, 2016.

Notary Public

My Commission Expires: 5/8/18

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Viola Lee Bean 6920 Scarlet Ridge Drive Brentwood, TN 37027	NEW OWNER	181-10-0A-171.00