mail to
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160058631 DEEDWARR
Recvd: 07/11/16 09:22 2 pgs
Fees: 13.00 Taxes: 1479.63
20160711-0070405

JIM R. VANDERPOOL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of July, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(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
Tiffany Morris-Simon Craig Ryan Turner	New owner	72-09-0/337.00
(NAME)	(NAME)	
926 Carolyn Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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,** a married man hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Tiffany Morris-Simon and Craig Ryan Turner,** 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, Tennessee being Lot No. 99 on the Plan of Irvington, as of record in Book 843, page 60, Register's office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Keith T. Cole, a married man by deed from Deborah Leeper, unmarried dated May 15, 2015 and filed for record May 29, 2015 as Instrument No. 20150529-0049587 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.

Subject to any and all matters appearing on the plan of record in Plat Book 843, page 60, Register's Office for Davidson County, Tennessee.

The Current years taxes have been prorated and assumed by the Grantee(s).

This property has never been the marital residence of the Grantor.

unimproved ☐

This is improved ☑ property, known as 926 Carolyn Avenue, Nashville, TN 37216
(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/our hands this 7th day of July, 2016.

Keith T. Cole

State of Tennessee
County of Davidson

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

WITNESS my hand and seal this 7th day of July, 2016.

Notary Public Judith C. Jacobs
My Commission Expires: 1-30-20

File No.: 201606037

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