WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

JAnderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2 DAY OF AUGUST, 2016.

JAnderson
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Wesley Hall and Alyssa Hall		181 01 0A 053.00
(NAME) 209 Sugarberry Court	(NAME) New Owner	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Sixty Thousand And No/100 Dollars ($260,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Reginald R. Cole and Rachelle R. Cole, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Wesley Hall and Alyssa Hall, husband and wife**, 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. 156 on the Plan of Sugar Valley, Section One, of record in Book 9700, Page 374, as amended in Book 9700, Page 709-711, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Reginald R. Cole and Rachelle R. Cole, husband and wife by Warranty Deed from Jerry O'Neal Hollingsworth and wife, Sarah Jane Hollingsworth dated April 20, 2006 and recorded April 21, 2006 as Instrument No. 20060421-0045830, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 209 Sugarberry Court, Nashville, TN 37211

File Number: FRN-163752SSO

BILL GARRETT, Davidson County
Trans:T20160067848 DEEDWARR
Recvd: 08/05/16 13:45 2 pgs
Fees:13.00 Taxes:962.00
20160805-0081520

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, has 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 our hands this 1st day of August, 2016.

Reginald R. Cole by Rachelle R. Cole, attorney-in-fact
Reginald R. Cole by Rachelle R. Cole,
Attorney-in-Fact

Rachelle R. Cole
Rachelle R. Cole

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rachelle R. Cole, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of August, 2016.

Notary Public

My Commission Expires: 3/6/18

DAWN D. CHASE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Rachelle R. 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 Reginald R. Cole, as Attorney-in-fact, and acknowledged that she exectued the same as the free act and deed of Reginald R. Cole, for the purposes therein contained.

Witness my hand and official seal, this the 1st of August, 2016.

Notary Public

My Commission Expires: 3/6/18

DAWN D. CHASE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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