Davidson County DEEDWARR
Recvd: 08/25/16 15:37 3 pgs
Fees:18.00 Taxes:503.20
**20160825-0089221**

**Prepared By & Return To:**
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
16-2234TN-HUD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th day of August, 2016.

Notary Public

Commission Expiration: 5/8/18

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL: |
|---|---|---|
| Loewen Pride Properties, LLC<br>221 Duke Street<br>Nashville, TN 37207 | SAME AS NEW OWNER. | 07107004700 |

## WARRANTY DEED

FOR AND IN 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, WE, **Jerry Lee Cole, II an unmarried man**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Loewen Pride Properties, LLC** 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:

Property known as 221 Duke Street Nashville, TN 37207, County of Davidson

Being the westerly one-half of Lot No. 86 on the plan of J.R. Haynie's Oriental Subdivision as of record in Book 161, Pages 26 and 27, Register's Office for said County.

Said part of Lot No. 86 fronts 50 feet on the northerly side of Duke Street and extends back between parallel lines 140 feet to an alley.

Being the same property conveyed to Jerry Lee Cole, II by deed from Mary Frances Cole dated 7/10/2009, recorded 7/16/2009 filed of record in Instrument No. 20090716-0066538, said Register's Office.

Tax Map and Parcel ID is as follows 07107004700

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

**This is improved property known as: 221 Duke Street, Nashville, TN 37207**

**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 19th day of August, 2016.

Jerry Lee Cole, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of August, 2016, before me personally appeared **Jerry Lee Cole, II an unmarried man**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 19th day of August, 2016.

Notary Public

Commission Expiration: 5/10/18

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

# True Copy Certification

I, **Shellie Jenkins**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Shellie Jenkins

**Shellie Jenkins**

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Shellie Jenkins** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

**Rita B Mitchell**

My Commission Expires: **3/31/2020**

