WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/14/16 09:02 3 pgs
Fees:18.00 Taxes:592.00
20161214-0130920

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF December, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN C BELL JR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 17, 2019

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Cole Investments LLC	COLE INVESTMENTS LLC	05100012500
(NAME)	(NAME)	
3335 Walton Lane	3122 DUPLEX RD	
(ADDRESS)	(ADDRESS)	
Nashville TN 37216	SPRING HILL TN 37174	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Southernmost Homes, Inc., HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cole Investments LLC, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING A TRACT OF LAND LOCATED IN THE 12TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND BOUNDED AS FOLLOWS: ON THE NORTH BY WALTON LANE, ON THE SOUTH BY THE WILSON ESTATE LANDS, ON THE EAST BY TH ELAND OF BURLEY MARSHALL NELSON AND ON THE WEST BY DOUGLAS A. COX AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS OF AN UNRECORDED SURVEY BY JOHN M. SULLIVAN, COUNTY SURVEYOR, DAVIDSON COUNTY, TENNESSEE DATED JUNE 22, 1949, AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF WALTON LANE, THE SAME BEING THE NORTHWEST CORNER OF LAND OWNED BY BURLEY MARSHALL NELSON; THENCE WITH BURLEY MARSHALL NELSON'S WEST LINE SOUTH 2° WEST 346.5 FEET TO A POINT; THENCE NORTH 86°03' WEST WITH OLD ROCK FENCE 213.5 FEET TO A POINT; THENCE NORTH 2° EAST 346.5 FEET TO A POINT IN THE CENTER OF WALTON LANE; THENCE SOUTH 86°03' EAST WITH THE CENTER OF WALTON LANE 213.5 FEET TO THE POINT OF BEGINNING, THE SAME CONTAINING 1.7 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO SOUTHERNMOST HOMES, INC., A FLORIDA CORPORATION, BY WARRANTY DEED FROM SAID MOHAMMAD, DATED JULY 1, 2013, OF RECORD IN INSTRUMENT NO. 20130701-0067465, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS UNIMPROVED PROPERTY KNOWN AS 3335 WALTON LANE, NASHVILLE, TENNESSEE 37216.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 3335 Walton Lane 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 our hands 09/16/16.

Southernmost Homes, Inc

Joe Cleghorn Jr.

STATE OF Fl
COUNTY OF Monroe

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Joe Cleghorn Jr, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the President of Southernmost Homes Inc, the within named bargainor, a corporation, and he as such President being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Southernmost Homes Inc by himself as Presdient.

Witness my hand and official seal at Key West, ~~Tennessee~~ Fl, this 16 day of Sept, 2016.

Mary L. Myers
Notary Public
Commission Expires: 6-18-17

My

MARY L MYERS
MY COMMISSION #FF028876
EXPIRES June 18, 2017
(407) 398-0153 FloridaNotaryService.com

True Copy Certification

I, Dellana Lowhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19

(SEAL)

