This Instrument Prepared By:
R. Francene Kavin, Attorney
5110 Maryland Way, Suite 120
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 12/14/16 16:15 3 pgs
Fees:18.00 Taxes:1276.50
20161214-0131416

ADDRESS NEW OWNER:
Frank Maroney et al
4220 Cecil Ct. S.
Nashville, TN 37207

SEND TAX BILL TO:
New Owner

MORTGAGEE:

MAP/PARCEL
#41-3-42

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named , and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Ruth Cole, as Trustee of the Robert and Ruth Cole Living Trust as amended and restated on September 19, 2013,** hereinafter called the GRANTOR, bargained and sold, and by these presents, hereby transfer and convey unto **Frank Maroney, an unmarried man, and James Michael Maroney, a married man,** 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. 7** on the Plan of **Crestmont Estates,** as shown by plat and survey of record in Plat Book 4675, page 28, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert E. Cole and wife, Ruth Cole by Warranty Deed dated April 21, 1983, from Robert W. Slate and wife, Ruth N. Slate of record in Book 6043, page 520, Register's Office for Davidson County, Tennessee. The said Robert E. Cole and Ruth Cole later conveyed the above property to Robert E. Cole and Ruth Cole, Trustees of the Robert and Ruth Cole Living Trust by Quitclaim Deed dated October 6, 2011, of record in Instrument #20111024-0082478. The said Robert E. Cole died on May 9, 2012, leaving the said Ruth Cole as the surviving Trustee. See also Certification of Trust of record in Instrument #20130923-0099990, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2016 and subsequent years.

This is **improved** property known as **4220 Cecil Ct. S., Nashville, Tennessee 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, GRANTOR covenants with the said GRANTEES that she is 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, GRANTOR further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the 13th day of December, 2016.

Ruth Cole

Ruth Cole, as Trustee of the Robert and Ruth Cole Living Trust as amended and restated on September 19, 2013

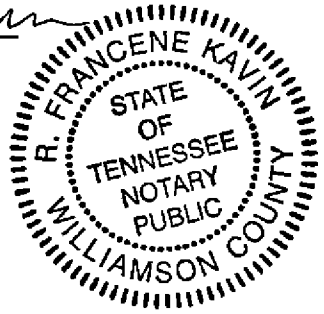
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Ruth Cole, as Trustee of the Robert and Ruth Cole Living Trust as amended and restated on September 19, 2013**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 13 day of December, 2016.

R. Francene Kavin

R. Francene Kavin
NOTARY PUBLIC



My Commission Expires: 10/31/2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

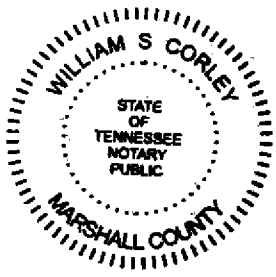
The actual value or consideration, whichever is greater, for this transfer is $345,000.00.

AFFIANT

Subscribed and sworn to before me on this 13th day of December, 2016.

NOTARY PUBLIC

My Commission Expires: 6/28/17



True Copy Certification

I, Jamie Ivey, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/28/2017

