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

ADDRESS NEW OWNER:
Anna Richey Cole et vir
4315 General Bate Drive
Nashville, TN 37204

SEND TAX BILL TO:
Owner

MORTGAGEE:
Republic Bank & Trust Company
200 S. 7th Street, Suite 110
Louisville, 40202

Map/Parcel
#135-5-22

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Rebecca J. Richey, David A. Jones, Matthew H. Richey, Anna Richey Cole and Rebecca J. Richey, as Executrix of the Estate of Laura Lynn Jones, Deceased,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Anna Richey Cole and husband, Erick Cole,** 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. 1 on the Plan of the Resubdivision of Lot 85, Brookhaven Estates - Second Addition, as shown by plat and survey of record in Plat Book 5190, page 699, 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 Laura Lynn Jones, unmarried, by Quitclaim Deed dated May 4, 1991, from Helen Jones, unmarried, of record in Book 8349, page 119, Register's Office for Davidson County, Tennessee. The said Laura Lynn Jones died testate on June 22, 2016. By the terms of her Last Will and Testament of record in the Circuit Court for Davidson County, Tennessee, Probate Division, Docket #16P-1285, she devised her interest in the above property in equal shares, per stirpes, to her sister, Rebecca J. Richey, her brother, David A. Jones, her nephew, Matthew M. Richey, and her niece, Anna R. Richey, now Anna Richey Cole.

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 **4315 General Bate Drive, Nashville, Tennessee 37204.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their 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.

BILL GARRETT, Davidson County
Trans:T20170001355 DEEDWARR
Recvd: 01/05/17 15:34 2 pgs
Fees:13.00 Taxes:1665.00
20170105-0001596

WITNESS OUR HANDS, this the **20th** day of **December, 2016.**

Rebecca J. Richey

Rebecca J. Richey, both Individually and as Executrix of the Estate of Laura Lynn Jones, Deceased

David A. Jones

David A. Jones

By: Rebecca J. Richey, atty-in-fact

Rebecca J. Richey, as attorney-in-fact

Matthew H. Richey

Matthew H. Richey

By: Rebecca J. Richey, atty-in-fact

Rebecca J. Richey, as attorney-in-fact

A. Rene Cole

Anna Richey Cole

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Rebecca J. Richey, both Indidivually and as Executrix of the Estate of Laura Lynn Jones, Deceased, and Anna Richey Cole**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 20th day of December, 2016.

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 10/31/2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Rebecca J. Richey**, as attorney-in-fact for **David A. Jones and Matthew H. Richey**, 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 instrument as the free act and deed of the said David A. Jones and Matthew H. Richey, the within named bargainors, for the purposes therein contained by virtue of a Limited Durable Power of Attorney duly executed by the said David A. Jones and Matthew H. Richey, and recorded simultaneously herewith in Instrument # 20170105-0001595 and in Instrument # 20170105-0001594, respectively, of the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL, this the 20th day of December, 2016.

NOTARY PUBLIC

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My commission expires: 10/31/2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $450,000.00.

Lynda K. Howe
AFFIANT

Subscribed and sworn to before me on this 20th day of December, 2016.

NOTARY PUBLIC

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 10/31/2010