Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

16-0587

BILL GARRETT, Davidson County
Trans: T20170011968 DEEDWARR
Recvd: 02/09/17 10:10 2 pgs
Fees: 13.00 Taxes: 1280.20
20170209-0013615

WARRANTY DEED

CLR16-7170

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $346,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF January, 2017.

Notary Public

MY COMMISSION EXPIRES: 9-6-20

(AFFIX SEAL)

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary S. Goad	Origin Bank (NAME)	
7170 Douglas Rd	1800 Hudson Ln, Ste 2A	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Monroe, LA 71201	014-00-0-067-00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we WILLIAM COLES AND WIFE, FAYE COLES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARY S. GOAD AND SCOTT T. GOAD, WIFE AND HUSBAND, hereinafter called the Grantee(s), their heirs and assigns, that 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. 25 on the Plan of the Division of the Bidwell Property in the 14th Civil District of said County, and shown on the Revised Plan made by Hickerson & Hickerson, dated October 20, 1964, and further described as follows:

Beginning in the east margin of Douglas Road, at the corner of Lot Nos. 24 and 25; thence along the line between said lots, South 84° East 890 feet to an iron pin in the centerline of a Tennessee Gas Transmission Line easement; thence along said centerline, South 45° 05' West °80 feet to the corner of Lots 25 and 26; thence with the line between said Lots, North 83° 32' West 805 feet to the east margin of Douglas Road; thence northerly with the Road; 140 feet to the beginning, containing 2.70 acres, more or less.

Being the same property conveyed to Tommy E. Ward by Deed from Nell R. Ward of record in Book 6943, page 196, Register's Office for Davidson County, Tennessee, dated August 1, 1986 and recorded on August 7, 1986.

The said Tommy E. Ward AKA Tommie Eugene Ward died intestate February 25, 2014, and his estate was probated in case no. 14P-755, in the Probate Court for Davidson County, Tennessee. He was survived by the following heirs: Mary Taylor Ward, Toni Lynn Ward, Steven Eugene Ward and Brian Keith Ward. See also Affidavit of Heirship of record in Instrument No. 20151228-0130124, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William Coles by warranty deed from Mary Taylor Ward and Toni Lynn Ward and Steven Eugene Ward and Brian Keith Ward of record in Instrument No. 20151228-0130126 Register's Office for Davidson County, Tennessee, dated 12/23/2015 and recorded on 12/28/2015.

Faye Coles, wife of William Coles, joins this conveyance for the sole purpose of conveying any marital interest she may have in the said property.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 4329, Page 103, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 7170 Douglas Rd , Joelton, Tennessee 37080
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 31st day of January, 2017.

William Coles

Faye Coles

STATE OF Tennessee
COUNTY OF Davidson

#Faye Coles

On this the 31st day of January 2017, before me personally appeared William Coles to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of January, 2017.

Notary Public

My Commission Expires: 10-12-19

(SEAL)

WILLIAMSON COUNTY
NOTARY PUBLIC
STATE OF TENNESSEE
LAURA PERRY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959