WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170015641 DEEDWARR
Recvd: 02/22/17 11:15 2 pgs
Fees:13.00 Taxes:758.50
20170222-0017788

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of February, 2017

Notary Public

MY COMMISSION EXPIRES: 3/26/17

(AFFIX SEAL)

KIM PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cheryl Ann Richman	F&M Bank	0960B0600CO
(NAME)	(NAME)	
3051 Whitland Crossing	100 Bluegrass Commons Ste. 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Hendersonville TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Rodney L. Cole,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Cheryl Ann Richman,** 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. 3051, Donelson's Place as shown n Exhibit "B" to declaration of protective convenants, conditions, and restrictions of record in Instrument No. 20070703-0079564, as amended in Instrument Nos. 20070712-0083113 and 20070816-0098067 & 20101026-0085599, Register's office for said County, to which referenced is made for a more complete description.

Being the same property conveyed to Rodney L. Cole by Deed of record in Instrument No. 20120719-0063584, said Register's office.

This instrument is executed on behalf of by Gerta Belle Glenn, as Attorney-In~Fact pursuant to recorded Power of Attorney of record in *, in the Register's Office for Davidson County, Tennessee.

* 20170222-0017787

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 3051 Whitland Crossing, Nashville, TN 37214

(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 my/our hands this 17th day of February, 2017.

Rodney L Cole by Gerta Belle Glenn, attorney in fact

Rodney L. Cole
By: Gerta Belle Glenn, attorney in fact

State of Tennessee
County of Williamson

On this the 21st day of August, 2015, before me personally appeared Gerta Belle Glenn, the person who executed the foregoing instrument on behalf of Rodney L. Cole and who acknowledged that he executed the same as the free act and deed of the said Gerald Koester, through Power of Attorney granted Gerta Belle Glenn by the Rodney L. Cole.

Hilary Mohsenzada

Notary Public
My Commission Expires: _____

File No.: 11735

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018