RECORDING INFORMATION

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-3854

BILL GARRETT, Davidson County
Trans:T20170035536 DEEDWARR
Recvd: 04/27/17 10:38 2 pgs
Fees:13.00 Taxes:969.40
20170427-0041381

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

STATE OF Tennessee)
COUNTY OF Williamson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $262,000.00.

Affiant

Sworn to and subscribed before me this 24 day of April, 2017.

Notary Public

My Commission Expires: _____

(SEAL)

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires April 13, 2019

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Brendan P. Mayer, Peter H. Mayer, and L. Patricia O'Reilly 1509 Jewell Street Nashville TN 37207	Renasant Bank 245 Towne Park Drive Suite 190 Kennesaw, GA 30144	072-13-0-007.00

This Indenture is made on the 24th day of April, 2017, by and between **DARYL COLES and wife, SANDY COLES** ("Grantor"), and **BRENDAN P. MAYER, an unmarried man and PETER HAGEN MAYER and wife LAURA PATRICIA O'REILLY, all as tenants in common with rights of survivorship** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Dan Leech Subdivision of record in Plat Book 1424, Page 70, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Daryl Coles and wife, Sandy Coles, by Warranty Deed from Josephine D. Doubleday of record in Book 10157, Page 85, Register's Office for Davidson County, Tennessee, dated August 9, 1996 and recorded on August 15, 1996.

This is improved property known as 1509 Jewell Street, Nashville, TN 37207.

This conveyance is being made subject to:

1. Any and all applicable zoning and setback requirements.

2. Taxes for the year 2017 and subsequent years, a lien not yet due and payable.

3. Subject to all matters shown on the Plan of record in Plat Book 1424, Page 70, Register's Office for Davidson County, Tennessee.

4. Restrictions of record in Book 1632, Page 161 and Book 1637, Page 636, in the Register's Office for Davidson County, Tennessee.

5. Possible right of Railroad to increase its right-of-way to the full extent of its charter.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 24th day of April, 2017.

GRANTOR:

Daryl Coles

Sandy Coles

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, DARYL COLES and SANDY COLES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of April, 2017.

Notary Public

My Commission Expires: 2-27-2019

RYAN GARDNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-27-2019