WARRANTY DEED

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

Jessica L Cole
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of June, 2017.

Jennifer Chandler-Cole
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Philip N. Cole	First Bank	
(NAME)	(NAME)	
527 Williamsburg Drive	318 Seaboard Lane, Suite 205	121-04-0a-027.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 06/23/17 09:34 3 pgs
Fees:18.00 Taxes:488.40
20170623-0063236

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Ronald David Harper and Wife, Shonta Joy Harper**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Philip N. Cole, an unmarried man**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Unit No.527, Building 4, in Williamsburg Condominiums, Phase 2, a horizontal property regime, of record in Plat Book 6900, Page 266, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Ronald David Harper Jr. and wife, Shonta Joy Harper by Warranty Deed dated 06/05/2009 from Jeanne Marie Meador and husband, William David Meador of record in Instrument 200906100053995, Register's Office for Davidson County, Tennessee.

All matters as set forth per plat at Book 6900, Page 266, said Register's Office. Restrictions of record in Book 7114, Page 463, as amended of record in Book 7328, Page 809, said Register's Office. Restrictions of record in Book 8604, Page 750, said Register's Office. Declaration of Condo of record in Book 7114, Page 443, said Register's Office. Charter of record in Book 7185, Page 930, said Register's Office. Charter of record in Book 7210, Page 948, said Register's Office. Charter of record in Book 7381, Page 458, said Register's Office. Charter of record in Book 11066, Page 407, said Register's Office. Power of Attorney of record in Instrument 200906100053994, said Register's Office. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 527 Williamsburg Drive, 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 GRANTEE(S), 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), 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 our hands this 21st day of June, 2017.

Ronald David Harper

Shonta Joy Harper

State of Tennessee
County of Wilson

Personally appeared before me Ronald David Harper and Shonta Joy Harper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of June, 2017.

Notary Public

My Commission Expires: 8.10.17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122



Certificate of Authenticity

I, Jennifer Chandler- Cole 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 herewith 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 DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole 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:_____

MAXINE J. RUCKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020