WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170066624 DEEDWARR
Recvd: 08/02/17 15:35 2 pgs
Fees: 13.00 Taxes: 1276.13
20170802-0078893

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $344,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1ST day of AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 7-2-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Carlos A. Coward and Caroline C. Coward	F & M Bank	081 02 0Y 001.00
(NAME)	(NAME) F & M Bank	
2400 Hyde Street		
(ADDRESS)	(ADDRESS) 50 Franklin Street	
Nashville, TN 37208	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Forty-Four Thousand Nine Hundred And No/100 Dollars ($344,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Cole Woodworks, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Carlos A. Coward and Caroline C. Coward, husband and wife**, 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 Unit A, as shown on the Plat of 2400 Hyde Street, a Horizontal Property Regime, and depicted and established by the Declaration of Covenants, Conditions of Restrictions of 2400 Hyde Street Townhomes, appearing of record in Instrument No. 20161214-0130887, of the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in the Declaration, references to which is hereby made for more complete and detailed description of the Unit, the right and obligations of the declarant and the unit owners, and the By-Laws of the Association of owners.

Being a portion of the same property conveyed to Cole Woodworks, LLC, a Tennessee Limited Liability Company by Warranty Deed from Lightfoot Graham Development, LLC, a Tennessee Limited Liability Company dated November 21, 2016 and recorded November 22, 2016 as Instrument No. 20161122-0123390, in said Register's Office for Davidson County, Tennessee.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2400 Hyde Street, Nashville, TN 37208

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, has 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 our hands this 31st day of July, 2017

Cole Woodworks, LLC, a Tennessee Limited Liability Company

BY: _____
James B. Cole, Sole Member

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared James B. Cole, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowl1edged that he is the Sole Member of Cole Woodworks, LLC, the within named bargainor, a Limited Liability Company, and that he as such Sole Member executed the foregoing instrument for the purposes therein contained.

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

_____
Notary Public

My Commission Expires: 4-20-20

(SEAL)

AUDRA D. CROSS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: AUD-175046SSO