WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/19/19

(AFFIX SEAL)

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County

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
Sharon Stinson Cole	Sharon Stinson Cole	108-03-0A-031.00-CO
(NAME)	(NAME)	
951 Patio Drive	951 Patio Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/18/17 15:48 3 pgs
Fees:18.00 Taxes:444.00
20170818-0085327

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, **Phyllis A. Fite, Trustee of the Fite Revocable Living Trust u/a/d 4/28/2005**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Sharon Stinson Cole, a married woman**, hereinafter called the GRANTEE(S), her heirs and/or 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 20, Unit 31 on the Plan of Phase Two, Condominium Site Plan, Section Three Patio Villa, of record in Plat Book 5200, Page 495, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jerry A. Fite and/or Phyllis A. Fite, Trustees and any successors in trust of the Fite Revocable Living Trust u/a/d April 28, 2005 by Quitclaim Deed from Phyllis A. Fite, dated April 01, 2016 and recorded April 14, 2016 of record in Instrument No. 20160414-0035851; and also being the same property conveyed to Phyllis A. Fite, an unmarried woman, by Warranty Deed from Kevin M. Hillard, filed for record on February 26, 2016 at Instrument No. 20160226-0018457, Register's Office for Davidson County, Tennessee. The said Jerry A. Fite having since died October 29, 2005.

Subject to the following: Taxes for 2017 and subsequent years, a lien not yet due and payable.

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 951 Patio 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), her heirs and/or 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), her heirs and/or 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 hand this 15th day of August, 2017.

PHYLLIS A. FITE, TRUSTEE OF THE FITE
REVOCABLE LIVING
TRUST u/a/d 4/28/2005

Phyllis A. Fite, Trustee

Phyllis A. Fite, Trustee

State of Tennessee
County of Wilson

Personally appeared before me, a notary public in and for the state and county aforementioned, Phillis A Fite with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Trustee of Phyllis A. Fite, Trustee of the Fite Revocable Living Trust u/a/d 4/28/2005 and that she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by herself as Trustee.

WITNESS my hand and seal this 15th day of August, 2017.

Tracey Trumphour

Notary Public Tracey Trumphour - MJ
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license 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.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sheila McCord

Notary Public

My commission expires: 3/19/19

