WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/22/17 09:02 3 pgs
Fees:18.00 Taxes:647.50
20170822-0085906

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Carol Hamilton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DEREK R TRUELOVE
Notary Public
WILSON COUNTY, State of Tennessee
My Commission Expires April.28, 2020

THIS INSTRUMENT WAS PREPARED BY
Stephanie Poage, Tiago Title, LLC, 2018 Eastwood Road, Suite 313, Wilmington, NC 28403

File No.: 17-01500

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Carol E Hamilton	Carol E Hamilton	
(NAME)	(NAME)	
204 Utley Drive	204 Utley Drive	18-7 16
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Seventy-Five Thousand And No/100 Dollars ($175,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOHN COLE AND WIFE CAROL COLE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CAROL E HAMILTON, 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 55 on the Plan of Connell Estates, Section 1, of record in Book 2900, Page 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING THE SAME PREMISES conveyed unto John B. Cole by Warranty Deed from theEstate of Josie K. Kerr, recorded May 2, 1997 in the Office of the Register for Davidson County, Tennessee in Book 10438 at Page 872.

Map-Parcel No: 18-7 16

17-01500

unimproved ☐
This is improved ☒ property, known as 204 Utley Drive, Goodlettsville, TN 37072
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

IT IS THE INTENTION OF THE PARTIES HERETO to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness John Cole and wife Carol Cole this 17 day of August, 2017.

John Cole

Carol Cole

By Power of Attorney recorded Reception No. 20010221-0016333

STATE OF TENNESSEE
COUNTY OF Davidson

On this 17 day of August, 2017, before me personally appeared John Cole and wife Carol Cole* to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

* by John Cole as attorney in fact

Witness my hand and official seal at Davidson County, Tennessee this 17 day of August, 2017.

Commission Expires: _____

DEREK R TRUELOVE
Notary Public
WILSON COUNTY, State of Tennessee
My Commission Expires April.28, 2020

Notary Public

True Copy Certification

I, Michael Zara, President, 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.

Michael Zara, President

State of Colorado

County of Denver

Personally appeared before me, Stephanie Poage, a notary public for this county and State, Michael Zara, President, 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: 03/26/21
Notary' Seal (if on paper)

STEPHANIE POAGE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20044005731
MY COMMISSION EXPIRES MARCH 26, 2021