WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

Subscribed and sworn to before me, this 23RD DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: ~~11/03/15~~

(AFFIX SEAL)

SUE ROBINSON
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires 01-26-2021

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John B. Cole, married	John B. Cole (NAME)	
841 Robinson Road (ADDRESS)	841 Robinson Road (ADDRESS)	09708006600
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Kathleen Gibbons Tubb and husband, James D. Tubb, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John B. Cole, married, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, BEING LOT NO. 245 ON THE PLAN OF LAKE PARK, SECTION 11-B, OF RECORD IN PLAT BOOK 5200, PAGE 432, 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 KATHLEEN GIBBONS, UNMARRIED BY WARRANTY DEED FROM LAKE COVE ASSOCIATES, A LIMITED PARTNERSHIP COMPOSED OF HARRY G. HEMMERLY AND JAMES T. MCLEAN OF RECORD IN BOOK 7641, PAGE 667, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID KATHLEEN GIBBONS IS NOW KNOWN AS KATHLEEN GIBBONS TUBB.

JAMES D. TUBB JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ALL RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 100 - 102 Glen Cove Trail, Hermitage, TN 37076
(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 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.

Witness my/our hand(s) this 23rd day of August, 2017.

BILL GARRETT, Davidson County
Trans: T20170074190 DEEDWARR
Recvd: 08/25/17 09:21 2 pgs
Fees: 13.00 Taxes: 629.00
20170825-0087403

WARRANTY DEED
(Continued)

Kathleen Gibbons Tubb

James D. Tubb

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kathleen Gibbons Tubb and husband, James D. Tubb, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of August, 2017.

Notary Public

My Commission Expires:

(SEAL)

SUE ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2021

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072