WARRANTY DEED

Bill Garrett
Batch# 93
09/11/2017 10:55:29 AM
Fees: $13.00 Taxes: $1,073.00

Davidson County
DEEDWARR
2 pgs

20170911-0092811

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-TN-17-100

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Retire Early Properties, LLC & Tzunami Holdings, LLC	New Owner	
(NAME) **3325 Aspen Grove, Ste. 204**	(NAME)	**103-02-0-127.00**
(ADDRESS) **Franklin, TN 37067**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **CATINA COLE, UNMARRIED, AND JANICE M. COLE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RETIRE EARLY PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND TZUNAMI HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of T.O. Brady's Subdivision, not of record, of the Northeast part of Lot No. 23 of the C.C. Vernon Farm, as of record in Book 161, Page 164, Register's Office for Davidson County, Tennessee, described according to a survey made by John M. Sullivan, Surveyor, dated June 1946, as follows:

Beginning at a point in the Easterly margin of Oceola Avenue, 994.5 feet Southerly from the intersection of the Easterly margin of Oceola Avenue and the Southerly margin of Burgie Street, being the Southwest comer of Lot No. 3 on said plan; thence, with the line between Lot No. 3 and 4 Eastwardly 203.6 feet to a point; thence, South 5 degrees East 60 feet to a point, the Northwest comer of Lot No. 5 on said plan; thence, with the line between Lot Nos. 4 and 5 Westwardly 212 feet to a point on the Easterly margin of Oceola Avenue; thence with the Easterly margin of said Avenue Northwardly 61 feet to the point of beginning.

Including but Excluding therefrom is that strip conveyed to Davidson County, by William B, Walker and wife, as of record in Book 2544, Page 387, being a strip 31 feet wide and 62 feet long for the widening of Oceola Avenue.

Being the same property conveyed to John Dwight Cole and wife, Janice M. Cole by Warranty Deed from David Caudill and wife, Debra Caudill of record in Book 10019, Page 565, Register's Office for Davidson County, Tennessee, dated August 31, 1988 and recorded on April 18, 1996 and Re-recorded on February 04, 2000 in Instrument No. 20000204-0011810. And further being the same property conveyed to Catina Cole, unmarried and Janice M. Cole, a unremarried widow, as joint tenants with right of survivorship by Quitclaim Deed from Janice M. Cole, a widow of record in Instrument No. 20120920-0085748 Register's Office for Davidson County, Tennessee, dated September 18, 2012 and recorded on September 20, 2012 Deed of Correction of record in Instrument No. 20170911-0092810, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 164, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **100 Oceola Ave., Nashville, Tennessee 37209**.

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), their heirs and 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), 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 the 6th DAY OF SEPTEMBER, 2017.

Catina Cole

Janice M. Cole

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CATINA COLE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of September, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANICE M. COLE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of September, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212