Bill Garrett Davidson County
Batch# 21003 DEEDWARR
11/01/2017 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $708.55
20171101-0112271

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $191,500.00

Affiant

Subscribed and sworn to before me, this 31 day of Oct., 2017

Notary Public

My commission expires: Sept. 20, 2020

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Lian Lo	U.S. Bank NA	**16210008000**
508 Janice Drive	2800 Wall St., Ste. A	
Antioch, TN 37013	Cincinnati, OH 45212	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Thelma I. Cole, single

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lian Lo, a married man

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 Lot No. 80 on the Plat of Brook View Estates, Section I, of record in Plat Book 4460, page 103, Register's Office for said County.

Said Lot 80 fronts 85.0 feet on the northwest margin of Janice Drive and extends back between parallel lines 120.0 feet to a line on the rear.

Being the same property conveyed to William H. Cole, Jr. and wife, Thelma I. Cole, by Warranty Deed from Cheek and Jones, Inc., dated December 13, 1973, of record in Book 4773, page 431, Register's Office for Davidson County, Tennessee. William H. Cole, Jr having since died on or about September 8, 2013 leaving Thelma I. Cole the sole surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 4460, page 103, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 508 Janice Drive, Antioch, TN 37013.

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 in 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 31st day of October, 2017.

Thelma I Cole

Thelma I. Cole

STATE OF Tennessee

COUNTY OF Davidson

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

Witness my hand, at office, this 31st day of October, 2017.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: DEC 27 2017

True Copy of Certification

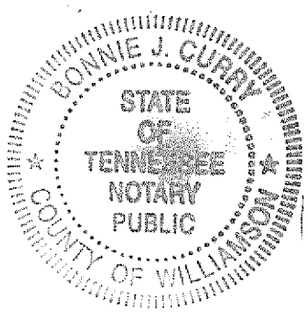
I, Lisa K.R. Wagner, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law.

Lisa K.R. Wagner

State of Tennessee

County of Rutherford

Personally appeared before me, Bonnie J. Curry, a notary public for this county and state, Lisa K.R. Wagner, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.



Bonnie J. Curry, Notary Public

My commission expires on 11/04/18