NEW OWNER:

Faye Coles
PO Box 159034
Nashville, TN 37215

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 17-0711 FR

Parcel 108-16-0-125.00

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 31703 DEEDWARR
11/30/2017 10:55:38 AM 3 pgs
Fees: $18.00 Taxes: $647.50

20171130-0122192

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Seventy-Five Thousand and 00/100 Dollars ($175,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JODY D. GRAVES AND GAYLA P. GRAVES, husband and wife** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **FAYE COLES, a married woman** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Final Subdivision Plat Section IV of Lakeview Hills of record in Plat Book 5200, page 642, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jody D. Graves and wife, Gayla P. Graves by Warranty Deed from Hillmore Properties, Inc. of record in Book 8749, page 302, Register's Office for Davidson County, Tennessee, dated October 2, 1992 and recorded on October 6, 1992.

Being improved property also known as 1505 Watercress Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 16th day of **November, 2017**.

JODY D. GRAVES

GAYLA P. GRAVES

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JODY D. GRAVES AND GAYLA P. GRAVES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of **November, 2017**.

NOTARY PUBLIC

TAMMY A. NOVITSKY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 01.07.2020

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The actual consideration or value, whichever is greater, for this transfer is $ **175,000.00** .

AFFIANT

Sworn to and subscribed to before me this 16th day of **November, 2017**.

NOTARY PUBLIC

My commission expires: 01.07.2020

TAMMY A. NOVITSKY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY