WARRANTY DEED

Bill Garrett Davidson County
Batch# 73015 **DEEDWARR**
03/26/2018 11:07:59 AM 2 pgs
Fees: $13.00 Taxes: $579.60

20180326-0028083

RUTHERFORD COUNTY TENNESSEE NOTARY PUBLIC STATE OF JUDITH C. JACOBS

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,650.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of March, 2018

Notary Public

MY COMMISSION EXPIRES: 7-20-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Holloway Wayne Holloway Jr.	Northlake Bargin Center	94-01-0/356.00
(NAME)	(NAME)	
1426 Fulton Street	314 West Main St	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Gallatin, TN 37066	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Keith Cole, a married man** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **David Holloway and Wayne Holloway Jr., as joint tenants** 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:

Lot 140 on the Plan of Shelby village No. Two (2), of record in Plat Book 1835, page 48, Register's office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Keith Cole, a married man by deed from George Brooks and wife , Carlotta L. Brooks, dated July 27, 2015 and filed for record as Instrument No. 20150728-0074162 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record in Plat Book 1835, page 48, Register's Office for Davidson County, Tennessee.

Taxes have been prorated and assumed by the Grantee(s).

This is investment property of the seller and has never been a marital residence.

unimproved ☐

This is improved ☑ property, known as 1426 Fulton Street, Nashville, TN 37206
(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 hands this 23rd day of March, 2018.

Keith Cole

State of Tennessee
County of Davidson

Personally appeared before me Keith Cole with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of March, 2018.

Notary Public Judith C. Jacobs
My Commission Expires: 1-20-20

File No.: 201803001

JUDITH C. JACOBS
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY