Bill Garrett Davidson County
Batch# 99888 DEEDWARR
06/04/2018 02:15:14 PM 2 pgs
Fees: $13.00 Taxes: $610.50
20180604-0053100

ADDRESS NEW OWNER: Jaclyn Kole and Richard Kole
1103 N. 2nd Street
Nashville, TN 37207

SEND TAX BILL TO: new owners

MAP-PARCEL NOS. 08111017400

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Charles White** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Jaclyn Kole and Richard Kole, as tenants in common, with rights of survivorship** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being the northerly 50 feet of Lot No. 391 on the plan of D.T. McGavock and Others Addition of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of Lot No. 391 fronts 50 feet on the Westerly side of 17th Avenue, North, formerly James Street, and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Solonia V. Johnson and Preston W. McCullough as joint tenants with rights of survivorship by deed from Hazel P. Cochren, a widow, of record in Book 8538, Page 641, Register's Officer for Davidson County, Tennessee. Preston N. McCullough predeceased Solonia V. Johnson on March 24, 2004. Solonia V. Johnson having since died December 6, 2008. Her estate having been declared insolvent pursuant to an Order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 09P-1073. It was so ordered that her real property was to be brought into the estate and sold by Peggy D. Mathes, Administrator of the Estate of Solonia V. Johnson. The Court further declared that the changes to the Warranty Deed of record in Book 8538, page 641, said Register's Office, were forgeries and obtained by fraud. That Preston McCullough predeceased Solonia V. Johnson, that the deed provided that ownership would pass to the survivor of Preston McCullough and Solonia V. Johnson, and the entire ownership interest in the Property therefore vested in Solonia V. Johnson at the time of death of Preston McCullough. Any other claims of ownership were denied, and the Estate of Solonia V. Johnson declared to be the sole owner of the property by order of the Probate Court recorded in Instrument No. 20120215-0013351, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles White from Peggy D. Mathes, Administrator of the Estate of Solonia V. Johnson, by Special Warranty Deed recorded on February 9, 2011, in Instrument No. 20110209-0011230, Register's Office for Davidson County, Tennessee.

This is property with a common address of 1703 17th Avenue North, Nashville, TN 37209.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and assumed by the Grantee at closing.(2) All matters appearing on the Plan of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.(3) Order of Probate Court in Instrument No. 20120215-0013351, said Register's Office.

Grantor warrants that the subject property has never been used as his marital residence and is not subject to any marital rights therein.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: J-BOT-18-1703H

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 31st day of May 2018.

Charles White

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Charles White,** with whom I am personally acquainted, or who 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 at office this 31st day of May 2018.

CINDY SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $165,000.00.

Affiant

Subscribed and sworn before me this 31st day of May 2018.

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 1-3-22

File No. 1805K146