(1)

# WARRANTY DEED

Bill Garrett Davidson County
Batch# 100984 DEEDWARR
06/06/2018 10:29:25 AM 2 pgs
Fees: $13.00 Taxes: $2,386.50

20180606-0054196

Angela K. Robertson
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $645,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of June, 2018

Notary Public

MY COMMISSION EXPIRES: 5-3-2020
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S).: |
|---|---|---|
| Franklin S. Cole | | 83-6-262 |
| (NAME) | (NAME) | |
| 103 Chapel Avenue | NEW OWNER | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20181046 |

For and 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 acknowledged, I/we, Timothy Nowak and wife, Jamie Caskey Nowak, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Franklin S. Cole, a married person, 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 the Southerly (erroneously referenced as Northerly in prior deed of record) 2 feet of Lot No. 35 and the Northerly (erroneously referenced as Southerly in prior deed of record) 54 feet front of Lot No. 36 on the Plan of Olivia W. Sharpe's Addition to Nashville, as of record in Book 332, page 17, Register's Office for said County, described as follows:

BEGINNING on the Westerly margin of Chapel Avenue at a point 162.5 feet North of the Northerly margin of Eastland Avenue, being the Northeast corner of the property conveyed to R.B. Wellborn by deed from W.L. Horn and wife, of record in Book 645, page 34, said Register's Office; thence with his Northerly line Westwardly 248 feet, more or less, to the Easterly margin of an alley; thence with the Easterly margin of said alley, Northwardly 51.5 feet to the Southwest corner of one of the parcels of land conveyed to C.F. Sharpe by deed from W.L. Horn of record in Book 432, page 557, said Register's Office; thence with his southerly line Eastwardly 234 feet, more or less, to the Westerly margin of Chapel Avenue; thence with the Westerly margin of chapel Avenue southwardly 56 feet to the beginning.

Being all of the same property conveyed to Timothy Nowak, unmarried, and Jamie Caskey, unmarried, as tenants in common with right of survivorship, by Warranty Deed from Joseph Southard and wife, Renata Southard, dated July 2, 2012, and filed of record in Instrument 20120802-0068376, Register's Office for Davidson County, Tennessee. Timothy Nowak and Jamie Caskey married. Jamie Caskey is now known as Jamie Nowak. Jamie Caskey, Jamie Caskey Nowak and Jamie Nowak being one and the same person.

Unimproved ☐

This is improved ☒ property, known as 103 Chapel Avenue, Nashville, TN 37206
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 1st day of June, 2018

Timothy Nowak by Jamie Caskey Nowak, Attorney in fact

Timothy Nowak by Jamie Caskey Nowak,
Attorney-in-Fact

Jamie Caskey Nowak

Jamie Caskey Nowak

STATE OF Tennessee )
County OF Davidson )

Before me personally appeared Jamie Caskey Nowak, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Timothy Nowak, and who acknowledged that she executed the same as the free act and deed of Timothy Nowak.

Witness my hand, at office, this 1st of June, 2018.

Notary Public
My Commission Expires:

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-29-2020

STATE OF Tennessee )
County OF Davidson )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jamie Caskey Nowak, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st of June, 2018.

Notary Public
My Commission Expires:

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-29-2020