Bill Garrett Davidson County
Batch# 111706 DEEDWARR
07/02/2018 01:20:03 PM 2 pgs
Fees: $13.00 Taxes: $702.63
20180702-0063953

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATIC
GREATER, FOR THIS TRANSFER IS $189,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 day of Jun, 2018

Notary Public

MY COMMISSION EXPIRES: 7/15/21

(AFFIX SEAL)

Williamson County Notary Public State of Tennessee Donald R. Barrett Jr.

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-44406

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Thomas Cole Jr.	New Owner	150090A01500CO
(NAME)	(NAME)	
3336 Calais Cir.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Denisha R. McCombs, a single person**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **James Thomas Cole Jr.,** an unmarried man, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being all of Lot No. 169 on the Plan of Forest View Park, Section VII, of record in Plat Book 6900, Page 162, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Denisha R. McCombs, a single person by Warranty Deed from Eric Sox, married, dated 03/18/2010, recorded 03/22/2010, of record in Instrument No. 20100322-0021104, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters shown on the plat of record in Plat Book 6900, Page 162, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 7079, Page 472, First Amendment to Declaration of record in Book 7235, Page 411 and Declaration of Annexation of record in Book 7522, Page 905, in the Register's Office for Davidson County, Tennessee.
Grant of Transmission Line Easement of record in Instrument No. 20020911-0110966, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances and Force Main of record in Instrument No. 20061122-0145185, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed - Open Space Forest View Park, Section VII of record in Book 8083, Page 807, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed of record in Instrument No. 20051201-0144154, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3336 Calais Cir., Antioch, TN 37013
(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand this 25 day of JUNE, 2018.

Denisha R. McCombs

State of ILLINOIS
County of COOK

Personally appeared before me Denisha R. McCombs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS ~~my hand~~ and seal this 25th day of June, 2018

Notary Public
My Commission Expires: 04/21/2020

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

OFFICIAL SEAL
S. L. RODRIGUEZ
Notary Public - State of Illinois
My Commission Expires 4/21/2020