PREPARED BY
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO

Karen Y Johnson Davidson County
Batch# 153367 DEEDWARR
10/23/2018 10:20:14 AM 2 pgs
Fees: $13.00 Taxes: $1,846.30

20181023-0104835

WARRANTY DEED

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF ~~Rutherford~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of October, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/28/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
First Community Title & Escrow Company DBA Waterstone Title, 1608 Williams Drive, Ste 103, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Henry Marx		053 12 0 180.00
(NAME)	(NAME)	
3016 Lakeshore Dr.	New Owner	
(ADDRESS)	(ADDRESS)	
Old Hickory, Tennessee 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, We, Gregory K Cole and Janet Marie Cole, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Henry Marx, a single man, 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:

Being part of Lot No. 3 of Section 2 of the Life & Casualty Company's Subdivision of the Dabbs & Elliott property, as of record in Plat Book 843, page 56, Register's Office for Davidson County, Tennessee, described according to a survey made by James A. Hamilton, Jr., Surveyor, October 7, 1963, as follows: Beginning at a point in the center line of Lakeshore Drive, formerly Pitts Avenue, at the common corner of Lots 2 and 3 on said Plan; thence with the line between said lots South 41°, 31 East, 200 feet to a point; thence Southeasterly parallel to the centerline of said drive 200 feet to a point; thence North 41°, East 123 feet, more or less, to a point in the boundary line of the property conveyed to U.S. Government by deed of record in Book 2141, page 446; thence along said Government boundary line as follows: North 6°, 30 West, 62 feet, more or less; North 43°, West 81 feet, more or less; North 18°, East 30 feet, more or less, to a point in the centerline of Lakeshore Drive; thence with the center of the same, North 48°, 19 West, 62 feet, more or less, to the beginning.

Being the same property conveyed to Gregory K. Cole and Janet Marie Cole, husband and wife, by Warranty Deed from Janet L. Curtis, Trustee of the Janet L. Curtis Revocable Living Trust Agreement dated 8/16/2004, dated March 14th, 2008, of record in Instrument No. 20080317-0026537, as corrected by Scrivener's Affidavit dated March 20, 2008, of record in Instrument No. 20080324-0028790, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by the Grantors/Grantees; Any and all matters appearing on the Plan of record in Plat Book 843, page 56; Easements of record; Restrictions of record; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3016 Lakeshore Dr., Old Hickory, TN 37138

(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 our hands this 22nd day of October, 2018.

Gregory K Cole

Janet Marie Cole

State of Tennessee

County of ~~Rutherford~~ Wilson KS

On this 22nd day of October, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Gregory K Cole and Janet Marie Cole, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: _____

Notary Public

Kalyn Swann
State of Tennessee Notary Public
Rutherford County
My Commission Expires 05-19-2020