Karen Johnson Davidson County
Batch# 238239 DEEDWARR
06/04/2019 09:06:30 AM 2 pgs
Fees: $13.00 Taxes: $1,776.00
20190604-0052930

1143-19

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 07, 2023

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00

Affiant

Subscribed and sworn to before me, this 31ST DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jordan Drawbridge An Unmarried Woman and Robert E. Drawbridge, A Married Man as Joint Tenants with Rirght of Survivorship	Kibury Financial div Etfeu	
(NAME)		
1711 Fatherland Steet (ADDRESS)	1200 Forest Bridge Rd (ADDRESS)	083 14 0 132.00
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Louisville, Ky 40223 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Charles M. Cole and wife, Ericka Cole, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jordan Drawbridge An Unmarried Woman and Robert E. Drawbridge, A Married Man as Joint Tenants with Rirght of Survivorship, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 43 ON THE PLAN OF MAP OF BLOCK "A" OF PRIEST HOME PLACE OF RECORD IN PLAT BOOK 161, PAGE 102, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ERICKA DARLENE (BLACKWELL) BINGHAM, BY QUIT CLAIM DEED FROM BOBBY JOE BLACKWELL, OF RECORD IN INSTRUMENT NO. 20130517-0049948, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ERICKA DARLENE (BLACKWELL) BINGHAM HAVING SINCE MARRIED IS NOW ERICKA COLE.

CHARLES M. COLE JOINS IN THIS CONVEYANCE FOR THE PURPOSES OF CONVEYING ALL RIGHT, TITLE, AND INTEREST, IN AND TO SAID PROPERTY, MARITAL OR OTHERWISE.

ERICKA COLE EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF CHARLES M. COLE. PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD IN INSTRUMENT NO 201906040052929, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES IN THE YEAR OF 2019 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1711 Fatherland 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.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 31st day of May, 2019.

Ericka Cole AKA Ericka Darlene Blackwell Bingham
Ericka Cole A/K/A Ericka Darlene Blackwell Bingham

Charles M. Cole By Ericka Cole Attorney in fact
Charles M. Cole, By: Ericka Cole, Attorney in Fact

STATE OF AZ

COUNTY OF Yuma

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ericka Cole a/k/a Ericka Darlene Blackwell Bingham, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of May, 2019.

Daun R Troncin
Notary Public

My Commission Expires: 10-17-2021

(SEAL)

DAUN R TRONCIN
Notary Public Arizona
Yuma County
My Comm. Expires Oct 17, 2021

State of AZ

County of Yuma

On this 31st day of May, 2019, before me, a Notary Public, in and for said County and State, personally appeared Ericka Cole, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Charles M. Cole, and acknowledged that such persons executed the same as the free act and deed of the said Charles M. Cole..

Witness my hand and official seal, this the 31st day of May, 2019.

Daun R Troncin
Notary Public

My commission expires: 10-17-2021

(Seal)

DAUN R TRONCIN
Notary Public - Arizona
Yuma County
My Comm. Expires Oct 17, 2021

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ernest D Bennett III
Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Attorney Signature

(Affix Seal)

My Commission Expires: September 7, 2020