WARRANTY DEED

Karen Johnson Davidson County
Batch# 289389 DEEDWARR
09/23/2019 09:09:09 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20190923-0096148

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 day of September 2019.

Notary Public

MY COMMISSION EXPIRES: 3/28/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher Heinz Jacob Heinz		72-03-0-402.00
(NAME) 1126 Stratford Avenue	(NAME) New Owner	
(ADDRESS) Nashville, TN 37216	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Keith T. Cole,** a married man, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Christopher Heinz and Jacob Heinz, a married couple,** 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 Lot No. 1 on teh Plan of Final Plat of Inglewood Estates, Resubdivision of Lot NO. 234 of record in Plat Book 332, page 101 and amended in Instrument NO. 20170307-0022332 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 part of the same property conveyed to Keith T. Cole, a married man by Warranty Deed from Frances S. Young, an unmarried woman, dated March 21, 2016 and filed for record March 22, 2016 in Instrument No. 20160322-0027065, Register's Office for Davidson County, Tennessee.

This is investment property and has never been the marital residence of the seller.

Subject to taxes and assessments for the year 2019 and subsequent years, a lien, but not yet due and payable.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

Subject to any and all matters appearing on the Plan of record in Plat Book 332, page 101 and amended in Instrument NO. 20170307-0022332 in the Register's Office for Davidson County, Tennessee.

Subject to Easement of record in Book 7133, page 233 and Book 7133, page 237, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1126 Stratford Avenue, Nashville, TN 37216

(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 my/our hands this 20th day of September, 2019.

Keith T. Cole

Natosha Cole

State of Tennessee
County of Davidson

Personally appeared before me Keith T. Cole and Natosha Cole, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of September, 2019

Notary Public

My Commission Expires: 11.8.21

File No.: 201909029

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY