Karen Johnson Davidson County
Batch# 300970 DEEDWARR
10/15/2019 01:43:56 PM 2 pgs
Fees: $13.00 Taxes: $1,313.50

20191015-0105603

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT190800275

WARRANTY DEED

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 15th day of October, 2019

Notary Public

MY COMMISSION EXPIRES: 5/2/2022

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin M. Cole and Molly L. Cole	Capstar Bank	083-13-0-056.00
115 S. 13th St.	2002 Richard Jones Road, Ste. 300A	
Nashville, TN 37206	Nashville, TN 37215	

FOR AND IN 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,

Scott A. Skibba, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Justin M. Cole and Molly L. Cole, Husband and Wife

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. 4 on the Plan of Spring Park Subdivision, of record in Book 57, Page 134, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

BEING the same property conveyed to Scott A. Skibba, an unmarried man, by Quitclaim Deed from Scott A. Skibba, an unmarried man and Judy Skibba Gibson, a married woman, dated 5/21/10 and recorded 6/8/10 in Instrument No. 20100608-0044382, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **115 S. 13th St., Nashville, TN 37206**
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 15th day of October, 2019.

Scott A. Skibba

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Scott A. Skibba the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of October, 2019.

Commission Expires:_____

Notary Public

