This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$680,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20203034	Affiant Sworn to and subscribed before me this 30th day of April, 2020. Notary Public My Commission Expires: 5/15/2021
After Recording Return To The Above.	

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

THIS INDENTURE, made this 30th day of April, 2020, among:

Karen Johnson Davidson County
Batch# 397164 DEEDWARR
05/08/2020 08:35:30 AM 4 pgs
Fees: $23.00 Taxes: $2,516.00
20200508-0047991

DWIGHT P. WILES, SUCCESSOR TRUSTEE OF THE 1804 STOKES LANE TRUST U/A/D OCTOBER 3, 2000

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

BRIAN R. COLE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being part of Lot No. 14 on the Plan of the Lands of A.B. Montgomery, as of record in Plan Book 1, Page 32, Chancery Court at Nashville and also being known as Lot No. 9 of Block "A" on the Map of the Final Plat of Walter Stokes Home Place Subdivision No. 1, as of record in Plat Book 974, Page 92, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the north margin of Stokes Lane 1,305 feet west of the westerly margin of Brightwood Avenue at the common corner of Lots Nos. 9 and 10; thence with the line between said lots, northerly 206 feet to a point; thence with the line between Lots 9 and the 37 westerly 100 feet to a point at the common corner of Lots Nos. 8 and 9, being the northeast corner of the property conveyed to H.B. Weidman and wife, by deed of record in Book 1148, Page 177, said Register's Office; thence with the line between Lots Nos. 8 and 9, and along Weidman's easterly line, southerly 206 feet to the north margin of Stokes Lane; thence with the margin of the same, easterly 100 feet to the point of beginning.

Being the same property conveyed to Malcolm L. Mimms, Jr., Trustee with full power to mortgage, sell or convey by Warranty Deed from Ray F. Clark and wife, Marianne Clark of record in Book 8259, Page 104, Register's Office for Davidson County, Tennessee, dated December 17, 1990 and recorded on December 18, 1990.

Being the same property conveyed to 1804 Stokes Lane Trust, Christian A. Horsnell, Trustee, U/A dated as of October 3, 2000 by Quitclaim Deed from Malcolm L. Mimms, Jr., Trustee with full power to mortgage, sell or convey of record in Instrument No. 20010201-0009589, Register's Office for Davidson County, Tennessee, dated December 21, 2000 and recorded on February 01, 2001.

Being the same property conveyed to Dwight P. Wiles, Successor Trustee of the 1804 Stokes Lane Trust U/A/D October 3, 2000 by Quitclaim Deed from Christian A. Horsnell, Trustee of the 1804 Stokes Lane Trust U/A/D October 3, 2000 of record in Instrument No. 20190328-0028108 Register's Office for Davidson County, Tennessee, dated March 26, 2019 and recorded on March 28, 2019.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Dwight P. Wiles, Successor Trustee of the 1804 Stokes Lane Trust U/A/D October 3, 2000

BY: Dwight P Wiles, Successor Trustee

Dwight P. Wiles, Successor Trustee

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 Dwight P. Wiles, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Successor Trustee of The 1804 Stokes Lane Trust U/A/D October 3, 2000 and as such Successor Trustee, he is authorized to execute this instrument on behalf of said Trust.

Witness my hand and official seal this 30th day of April, 2020.

KEVIN THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

Notary Public
My Commission Expires: 07/03/23

Owner Name & Property Address:

Name: Brian R. Cole
Address: 1804 Stokes Lane
City, State, Zip: Nashville, TN 37215

Responsible Party For Taxes:

Name: Brian R. Cole
Address: 1804 Stokes Lane
City, State, Zip: Nashville, TN 37215

Tax ID: 117-07-0-053.00

True Copy Certification

I, Nick Harris, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, **Bethany D. Scott**, a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/7/22

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY