Karen Johnson Davidson County
Batch# 400010 DEEDWARR
05/14/2020 12:28:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20200514-0050170

WARRANTY DEED

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8 DAY OF May, 2020.

Notary Public

MY COMMISSION EXPIRES: 8-20-2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark D. Hoadley and Angie R. Casey	Prime Lending	
(NAME)	(NAME)	
6666 Brookmont Terrace, Unit 312	1911 Preston Road Suite 900	129-14-0-A 31 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Dallas TX 75252	
(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, I, **LOUISE G. COLE, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK D. HOADLEY AND ANGIE R. CASEY, 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 Apartment Unit No. 312, of Wessex Towers Condominium created under Title 64, Sections 2701, et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed and Bylaws of record in Book 5414, page 634, as amended in Book 5599, page 39, Book 5792, page 982 Book 6478, page 742, Book 7473, page 977, Book 9935, page 486, Instrument No. 20011127-0129399, Instrument No. 20080624-0065008 and Instrument No. 20120516-0042527, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to Exhibit A-1 of the aforesaid Master Deed of record in Book 5200, Pages 142 and 143, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Herbert Cole and wife, Louise G. Cole by deed from Carolyn Beauchamp Gerrand, Trustee U/A/D August 31, 1998 of the Gerrand Revocable Living Trust Agreement, of record in Book 11530, page 603, Register's Office for Davidson County, Tennessee. Herbert Cole died March 30, 2002, vesting title solely in Louise G. Cole as the surviving tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 6666 Brookmont Terrace, Unit 312, Nashville, TN 37205
(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 hand this 6th day of May, 2020

Louise Cole by
Montgomery, atty in fact

LOUISE G. COLE

BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of May, 2020, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Louise G. Cole and acknowledged that he executed the same as the free act and deed of Louise G. Cole.

Witness my hand and official seal this 6th day of May, 2020.

Commission expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 2, 2020

Kathy Snider
Notary Public

Certificate of Authenticity

I, John W. Bishop, 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, J. Carla Ikard, a notary public for this county and state, John W. Bishop 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: 1-3-23

Notary's Seal (If on paper)

CARLA IKARD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY