WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF AUGUST, 2002.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

NOTARY PUBLIC AT LARGE

My Commission Expires October 25, 2003

Davidson County DEEDWARR
Recvd: 08/15/02 11:14 2pgs
Fees:13.00 Taxes:795.50

20020815-0098898

THIS INSTRUMENT WAS PREPARED BY:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Denson Henry	National Bank of Commerce	104-15-0-467.0
(NAME)	(NAME)	
2301 25th Ave. South	115 29th Avenue South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville Tennessee 37212	
(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, WE, Steven F. Coble, An Unmarried Person , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Denson Henry, an Unmarried Man,Lauren Murray, an Unmarried Woman , 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:

Being Lot No. 3-A Zone Lot Division of Lot 3 of the Resubdivision of Lots 55 and 56 on the Plan of Sunset Park, as of record in Plat Book 6900, Page 955 amending Plat Book 6050, Page 236, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Steven F. Coble, An Unmarried Person by deed from Karen Parker Coble of record in Deed Book 8609, page 140, Register's Office for said County.

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

The parties hereto covenant and agree to maintain their respective portions of the roof in a consistent manner by utilizing the same color and style of roof shingles, and in the event of a complete re-roofing, both parties shall do so simultaneously. This covenant shall run with the land and shall be binding upon the parties and the parties' heirs, grantees and assigns.

unimproved ☐

This is improved ☒ property, known as **2301** 25th Ave. South, Nashville, TN 37212

(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 hand(s) this 12th day of August, 2002.

Steven F. Coble

STATE of Tennessee
COUNTY of ~~Davidson~~ Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Steven F. Coble
the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12th day of August, 2002

My Commission Expires:

JUDY HARRISON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires October 25, 2003

Judy Harrison
Notary Public

File Number2207362

RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 12th day of August, 2002, before me personally appeared Denson Henry, 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 Lauren Murray, and who acknowledged that he executed the same as the free act and deed of the said Lauren Murray by virtue of that Power of Attorney, duly executed by the said Lauren Murray and appearing of record in Instrument No. _____, Register's Office for Davidson County, TN.

Notary Public

My Commission Expires:_____