6850
Box 13

WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF NOVEMBER, 2003

Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter Sawyers, Jr.	Coastal Capital Corp.	42-8-158
(NAME)	(NAME)	
1664 Liberty Hill Drive	220 Ponte Vedra Park Drive, #200	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Ponte Vedra, FL 32082	
(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, Ann Denise Kohler, a/k/a Ann Kohler,* unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Walter Sawyers, Jr. and wife, Erma A. Sawyers, 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:

* also known as Ann Denise Swaffer

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Heritage View Subdivision, Section Two of record in Plat Book 7900, Page 37, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Ann Denise Kohler, by Quitclaim Deed dated January 30, 2002 from James Alan Kohler of record in Instrument No. 20020227-0024710, Register's Office for Davidson County, Tennessee. Also Being the same property conveyed to James A. Kohler and wife, Ann Kohler, as tenants by the entirety, by Warranty Deed dated October 12, 1993 from Southeast Builders Group, a Tennessee General Partnership, of record in Book 9114, Page 935, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 1664 Liberty Hills Dr., Madison, TN 37115

(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.

Davidson County DEEDWARR
Recvd: 11/18/03 16:01 2pgs
Fees:13.00 Taxes:410.70

20031118-0168484

Witness my/our hand(s) this 14th day of November, 2003.

Ann Denise Kohler, a/k/a Ann Kohler

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 Ann Denise Kohler, a/k/a Ann Kohler,* with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

* also known as Ann Denise Swaffer

Witness my hand and official seal at Nashville, Tennessee this 14th day of November, 2003.

Commission expires: November 27, 2004

NOTARY PUBLIC AT LARGE

Deborah K. Devine Notary Public