WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/19/06 10:45 2 pgs
Fees:13.00 Taxes:924.63

20061219-0156153

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 6/14/08

(AFFIX SEAL)

Lisa Hodges
Notary Public
State of Tennessee
County of Sumner

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216

D-0870

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christie M. Coker	Same	061 12 125.00
(NAME)	(NAME)	
1241 Riverwood Drive		06112012500
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, Elizabeth M. Carini and husband, John S. Carini, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christie M. Coker, 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. 54 and the easterly 20 feet of Lot No. 53 on the Plan of Eastdale Place, of record in Book 547, Pages 29 and 30, Register's Office for Davidson County, Tennessee.

Said Lot No. 54 and the easterly 20 feet of Lot No. 53 front together 120 feet on the northerly side of Riverwood Drive and extends back between parallel lines 200 feet to a dead line.

BEING all of the same property conveyed to Elizabeth M. Carini and husband, John S. Carini by Warranty Deed dated 12/02/2004 from Steve M. Parker and wife, Bonnie B. Parker of record in Instrument No. 20041207-0145907, 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(s); 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.

unimproved ☐

This is improved ☒ property, known as 1241 Riverwood Drive, Nashville, TN 37216

(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 our hands this 8th day of December, 2006.

Elizabeth M Carini by John Carini

Elizabeth M. Carini by John S. Carini, attorney in fact

John Carini

John S. Carini

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 John S. Carini 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 8th day of December, 2006.

Commission expires: 01/24/09

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Dana Delworth

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared John S. Carini, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Elizabeth M. Carini, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Elizabeth M. Carini. Witness my hand and Notarial Seal this 8th day of December, 2006.

Notary Public

My Commission Expires: 01/24/09

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:

Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216