20B

File No. 280100495

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/08/08 11:40 2 pgs
Fees:13.00 Taxes:444.00
20080208-0013210

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$120,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/7/11

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tim Coats	Same as New Owner	Map 61-11 Parcel 232
(NAME)	(NAME)	
2064 Shaw Road		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Joe D. Allen and Verda H. Allen, Trustee's of the Joe D. Allen and Verda H. Allen Joint Revocable Trust, and Joe D. Allen and Verda H. Allen, Individually

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tim Coats and wife, Tracy Coats,

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND lying and being in the 8th Councilmanic District of Davidson County, Tennessee, and being Lot No. 2 on the Re-Subdivision of part of Lots 7 and 9 of Greenland Tract, which plat is of record in Plat Book 8250, Page 770, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Joe D. Allen and Verda H. Allen, Trustee of the Joe D. Allen and Verda H. Allen Joint Revocable Trust, by Warranty Deed dated August 22, 1997, from Bernice Hudson Cooke, a married woman, and Rupert H. Cooke, her husband, of record in Book 10590, Page 162, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2008, and subsequent years, easement and restrictive covenants of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as **1117 Greenland Ave., 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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the **7th day of February, 2008.**

Joe D. Allen and Verda H. Allen, Trustee's of the Joe D. Allen and Verda H. Allen Joint Revocable Trust

Joe D. Allen

Joe D. Allen, Individually

By: Joe D. Allen

Joe D. Allen, Trustee

Verda H. Allen

Verda H. Allen, Individually

Verda H. Allen

Verda H. Allen, 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 Joe D. Allen and Verda H. Allen, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, whose named are subscribed to the within instrument and acknowledged that they executed the same for the purpose therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 7th day of February. 2008.

Commission expires: 11/7/11

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

Mary Birthright

Notary Public

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 Joe D. Allen and Verda H. Allen, Trustee's of the Joe D. Allen and Verda H. Allen Joint Revocable Trust the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged themselves as Trustee's of the Joe D. Allen and Verda H. Allen Joint Revocable Trust, and in their capacity as such Trustee's, acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 7th day of February, 2008.

Mary Birthright

Notary Public

My commission expires: 11/7/11

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

File Number: 280100495

RETURN TO:
AmTitle & Escrow
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072