File Bat 24

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2009.

_____
Notary Public

MY COMMISSION EXPIRES: October 22, 2011
(AFFIX SEAL)

ANN B. WARDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marika S. Schoenenberger	New Owners	Map 71-12-0, Parcel 177.00
(NAME)	(NAME)	
1311 Coreland Drive	1311 Coreland Dr	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(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, **James W. Coffelt**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marika S. Schoenenberger and Karl A. Schoenenberger**, 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 the northerly 55 feet of Lot No. 77 on the plan of Victory Heights of record in Book 1130, page 97, Register's Office for Davidson County, Tennessee.

Said part of Lot 77 fronts 55 feet on the east side of Jones Avenue and runs back between parallel lines 203.1 feet to a dead line measuring 55 feet.

Being the same property conveyed to James W. Coffelt and wife, Jodel W. Coffelt by deed from Michael J. Madden and wife, Sally J. Madden of record in Book 7356, page 842, Register's Office for Davidson County, Tennessee. James W. Coffelt and, Jodel W. Coffelt having since divorced, Jodel W. Coffelt Quitclaimed her interest to James W. Coffelt by deed of record in Book 7737, page 226, said Register's Office. James W. Coffelt having re-married Judy A. Coffelt Quitclaimed to James W. Coffelt and wife, Judy A. Coffelt to create tenants by the entirety, of record in Book 11488, page 200, said Register's Office. James W. Coffelt and Judy A. Coffelt having since divorced, Judy A. Coffelt quitclaimed her interest to James W. Coffelt by deed of record in Instr. No. 20020201-0014576, said Register's Office

This is the same legal description as used in the prior Deed.

This conveyance is subject to 2009 taxes, prorated and assumed by the Grantees; all matters as set out on the plan of record in Book 1130, page 97, said Register's Office; any and all restrictive covenants and easements located on the property; Subject to the rights and claims of parties in possession. and to any and all leases not of public record.
This property is being sold as is.

unimproved ☐

This is improved ☒ property, known as 1513 Jones Avenue, Nashville, TN 37207
(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 31st day of July, 2009.

BILL GARRETT, Davidson County
Trans:T20090053596 DEEDWARR
Recvd: 08/06/09 11:44 2 pgs
Fees:13.00 Taxes:159.10
20090806-0073930

James W. Coffelt

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public, in and for the aforesaid State and County, James W. Coffelt, with whom I am personally acquainted, (or proved to me the basis of satisfactory evidence) and who acknowledged upon oath that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 31st day of July, 2009.

Commission expires: October 22, 2011

Ann B. Waddell Notary Public

