BILL GARRETT, Davidson County
Trans: T20150084794 DEEDWARR
Recvd: 10/05/15 16:00 2 pgs
Fees: 13.00 Taxes: 1239.50
20151005-0101405

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 9, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $335,000.00. Affiant Subscribed and sworn to before me, this the 2nd day of October, 2015. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Matthew T. Coyle Margaret M. Coyle	New Owner	
213 Fall Street		083-06-178-00
Nashville, TN 37206-1736		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILLEM DAVIS VAN BAKERGEM, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW T. COYLE AND MARGARET M. COYLE, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Being Westerly 1/2 of Lot No. 8 on the Plan of Sneed & Hamilton's Resubdivision of Lots 2,3,7,8,9,10,15,16,17 and 18 in First Subdivision of Brownsville of record in Plat Book 161, Page 149, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 8 fronts 50 feet on the Northerly side of Fall Street and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Willem Davis Van Bakergem by Warranty deed from Woodland Street Partners, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20130604-0056422 Register's Office for Davidson County, Tennessee, dated June 03, 2013 and recorded on June 04, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 213 Fall Street, Nashville, TN 37206-1736.

**Neither Grantor nor Grantor's spouse has ever resided in the above described property.*

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of October, 2015.

Willem Davis van Bakergem

Willem Davis Van Bakergem

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Willem Davis Van Bakergem, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of October, 2015.

J. Brandon Miller

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018