WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150088261 DEEDWARR
Recvd: 10/16/15 11:13 2 pgs
Fees: 13.00 Taxes: 1813.00
20151016-0105369

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of October, 2015

Notary Public

MY COMMISSION EXPIRES: 01/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Perkins Family, LLC	new owner	Map 116-8-R
(NAME)	(NAME)	
172 A Woodmont Blvd		Map 1.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Lenon J. Coleman and Ptosha W. Coleman, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Perkins Family, LLC,** 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:

Land in Davidson County, Tennessee, being Unit No. A, together with the appurtenant interest in the common elements of the Mews on Woodmont Townhomes horizontal property regime established by Master Deed, of record as Instrument No. 20051229-0156437, amended as Instrument No. 20060526-0062072, Instrument No. 20060721-0088300 and as Instrument No. 20061130-0147981, Register's Office for Davidson County, Tennessee. said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of Resubdivision of Lot No. 108 Kenner-Manor Land Co's Second Subdivision of The Kenner Tract (of record in Plat Book 421, page 100), recorded as Instrument No. 20041101-0130616, said Register's Office.

Being the same property conveyed to Lenon J. Coleman and wife, Ptosha W. Coleman by Warranty Deed from Camp Properties, LLC, a Tennessee limited liability company, filed for record on July 21 2006 as Instrument No. 20060721-0088301, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2015 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 421, page 100, and as Instrument No. 2004101-0130616, said Register's Office; (c) Restrictive covenants contained as Instrument No. 20051229-0156437, amended as Instrument No. 20060526-0062072, Instrument No. 20060721-0088300 and as Instrument No. 20061130-0147981, said Register's Office; and (d) Charter of record in Instrument No. 20051229-0156140, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 172 A Woodmont Blvd, Nashville, TN 37205
(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/our hands this 14th day of October, 2015.

Lenon J. Coleman

Ptosha W. Coleman

State of Tennessee
County of Davidson

Personally appeared before me Lenon J. Coleman and Ptosha W. Coleman, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of October, 2015.

Notary Public Robert L. Scruggs
My Commission Expires: _____

File No.: 35965

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017