(550,000.00)

BILL GARRETT, Davidson County
Trans:T20170034114 DEEDWARR
Recvd: 04/24/17 09:31 2 pgs
Fees:13.00 Taxes:2035.00
20170424-0039693

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $550,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of April, 2017.

Notary Public

My commission expires: _____

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes: Map and Parcel #
Vanessa L. Coffey	New Owner	083 02 0
1429 Roberts Ave		075.06
Nashville, TN 37206		

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,

Citywide Development LLC, a Tennessee limited liability company

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

Vanessa L. Coffey, unmarried

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 Lot No. 9 on the Plan of Sharpe and Horn's Subdivision of Elwood Place of record in Plat Book 332, Page 19, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 9 fronts 50 feet on the North side of Roberts Avenue and runs back between parallel lines 170.5 feet to an alley.

Being the same property conveyed to Ina Joan Cantrell Newland (unmarried); Rita Joyce Cantrell Averett (married); and Lori Dawn Cantrell Fuson (married) by quitclaim deed from Ina Mai Cantrell (widowed) of record in Instrument No. 20051012-0122627 Register's Office for Davidson County, Tennessee, dated May 31, 2005 and recorded on October 12, 2005.

Being the same property conveyed to Citywide Development LLC by Warranty deed from Ina Joan Cantrell Newland, unmarried; Rita Joyce Cantrell Averett, married; and Lori Dawn Cantrell Fuson, married of record in Instrument No. 20160303-0020404 Register's Office for Davidson County, Tennessee, dated March 02, 2016 and recorded on March 03, 2016.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 1429 Roberts Ave, Nashville, TN 37206.

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 MY/OUR HANDS EFFECTIVE AS OF April 18, 2017:

Citywide Development LLC by Steven A. DeSoto, Member

Citywide Development LLC by Stacy DeSoto, Member

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Steven A. DeSoto and Stacy DeSoto, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Members of Citywide Development, LLC, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 18th day of April, 2017.

My Commission Expires: 8/25/20

Notary Public

20171172R

