#12353

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
~~Suite 104~~
Franklin, TN 37067

WARRANTY DEED

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2018

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2017

Hilary Mohsenzadeh
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Sabrina Coleman & Reginald Coleman	First Bank	135-12A-29 135-12A-66
(NAME) 2059 Nashboro Blvd.	(NAME) 318 Seaboard Lane Ste. 205	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20171976

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, **I, ANNA C. TURNER, A MARRIED WOMAN**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **SABRINA COLEMAN AND REGINALD COLEMAN, HUSBAND AND WIFE**, 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. :

A certain condominium located in Davidson County, Tennessee, being Unit No. 2059 and Garage No. 2059-G, on the plat of Nashboro Village Twelve Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Nashboro Village Twelve Condominium of record in Book 4827, page 30, as amended in Book 6153, page 252 and Instrument No. 20090603-0051209, and as shown in Plat Book 4675, page 121, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws of record in Book 4827, Page 47, said Register's Office, for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through and upon the land embracing the regime and buildings thereof.

Being the same property conveyed to Anna C. Turner, an unmarried person, by Warranty Deed from Robert E. Taylor, Jr. and Abigail M. Taylor, dated June 15, 2007 and being filed of record in Instrument No. 20070622-0074517, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws of record in Book 4827, Page 47, said Register's Office, for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Nashboro Village Twelve Condominium and filed of record in Book 4827, page 30, as amended in Book 6153, page 252 and Instrument No. 20090603-0051209, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Subject to all matters shown on plans of record in Plat Book 4460, Pages 149-151, Plat Book 4660, Page 22 and Plat Book 4860, Pages 72-76, said Register's Office.

Subject to NES Easement of record in Book 4821, Pages 109, said Register's Office.

Subject to Overhead Line Easement of record in Book 4815, Pages 425, said Register's Office.

Subject to additional Restrictions, Covenants and Conditions of record in Book 4827, Page 14, amended in Book 5469, Page 840 and Book 7751, Page 907, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 2059 Nashboro Blvd., Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City

BILL GARRETT, Davidson County
Trans:T20170066315 DEEDWARR
Recvd: 08/02/17 10:21 2 pgs
Fees:13.00 Taxes:473.23
20170802-0078496

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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 28th day of July, 2017

Anna C. Turner

Anna C. Turner

Charles Nokes

Charles Nokes

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Anna C. Turner and Charles Nokes, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th of July, 2017.

Notary Public
My Commission Expires:

PATRICK MOORE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
4-24-18
COUNTY OF SUMNER