WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/16/17 13:15 3 pgs
Fees:18.00 Taxes:1206.20
20170816-0084159

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $326,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/3/19
(AFFIX SEAL)

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF17-080261

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kimberly Ann Coco, Trustee of the Kimberly Ann Coco Revocable Trust Dated August 21, 2014	Kimberly Ann Coco, Trustee of the Kimberly Ann Coco Revocable Trust Dated August 21, 2014	
(NAME) 218 Blackman Road	(NAME) 218 Blackman Road	147-06-0-124.00
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Twenty-Six Thousand And No/100 Dollars ($326,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ANDREW ROLLEY, MARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KIMBERLY ANN COCO, TRUSTEE OF THE KIMBERLY ANN COCO REVOCABLE TRUST DATED AUGUST 21, 2014, 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 Lot No. 9 on the Plan of Section One (Revised), Caldwell Hall of record in Plat Book 2900, Page(s) 57 through 59, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hiram O. Sanders and wife, Hattie Lou Sanders by Warranty deed from Hermitage Homes, Inc., a Tennessee Corporation of record in Book 3806, page 240, Register's Office for Davidson County, Tennessee, dated October 01, 1963 and recorded on August 27, 1964.

Being the same property conveyed to Harris A. Gilbert, Trustee by Quitclaim Deed from Hiram O. Sanders

and wife, Hattie Lou Sanders of record in Book 4763, Page 33, Register's Office for Davidson County, Tennessee, dated December 13, 1972 and recorded on November 08, 1973 and within the same deed the said Harris A. Gilbert, Trustee conveyed his interest in the subject property to Hattie Lou Sanders and Richard Sanders, as joint tenants with right of survivorship.

Being the same property conveyed to Hattie Lou Sanders by Quitclaim deed from Richard Sanders of record in Book 9713, page 424, Register's Office for Davidson County, Tennessee, dated May 30, 1995 and recorded on June 27, 1995.

Hiram O. Sanders predeceased on June 12, 1979, Hattie Lou Sanders. Hattie Lou Sanders died on December 14, 2007, intestate leaving her son, Richard R. Sanders, as her sole surviving heir as evidenced by an Affidavit of Heirship of record in Instrument No. 20170323-0028339, said Register's Office. Richard R. Sanders died on October 26, 2016, testate with the Last Will and Testament having been admitted to The Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 16P-1945. Pursuant to an Order of the Court declared Richard R. Sanders Estate insolvent and ordered the real estate to be brought into the estate and sold by The Administrator at Public Auction.

Being the same property conveyed to Andrew Rolley by Special Warranty deed from Connie B. Whitley, Administrator for the Estate of Richard R. Sanders of record in Instrument No. 20170323-0028340 Register's Office for Davidson County, Tennessee, dated March 22, 2017 and recorded on March 23, 2017.

Grantor has never occupied said property as his primary residence.

unimproved ☐
This is improved ☒ property, known as 218 Blackman Road, Nashville, TN 37211
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Andrew Rolley, Married, this 15th day of August, 2017

Andrew Rolley

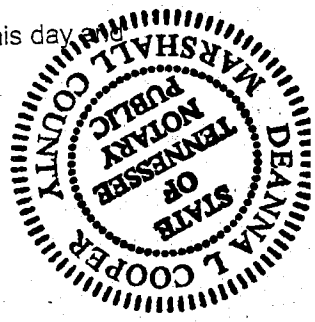
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of August, 2017, before me personally appeared Andrew Rolley, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the15th day of August, 2017.

Deanna L Cooper
Notary Public

My Commission Expires: 5/13/2020 (SEAL)



True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/29/2021

