Bill Garrett Davidson County
Batch# 80892 DEEDWARR
04/16/2018 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $643.80
20180416-0035229

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
William E. Peterson
1421 Lewis Road
Nashville, TN 37115

MORTGAGEE

SEND TAX BILLS
~~Mortgagee~~
New Owner

MAP-PARCEL:
051-10-0-D-104.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Michelle Barber and Steven Coker, heirs of Thomas H. Coker,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **William E. Peterson and wife, Sandra S. Peterson,** 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. 104 on the plan of Oakland Trace Condominiums, Section II in Plat Book 6200, Page 1447 and now, of record in Book 6200, Page 558, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas H. Coker, an unmarried man, by deed from Elizabeth M. McGinnis, Unmarried, dated June 22, 2007 of record in Instrument No. 200706220074942, Register's Office for Davidson County, Tennessee.

Thomas H. Coker having since died intestate September 12, 2017, leaving Michelle Barber and Steven Coker his only heirs at law as evidenced by Affidavit of Heirship being recorded simultaneously herewith. 201804160035228

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 6840, Page 637; Book 6993, Page 118 and Instrument No. 200106290069331; Charter of Oakland Trace Condominiums Association, Inc., as shown of record in Book 1741, Page 875; Master Deed in Book 7111, Page 295; amended by Book 7302, Page 648; By-Laws of record in Instrument No. 201510080102666; Right-of-Way Easement of record in Book 6827, Page 442; Quit Claim for common area of record in Book 7129, Page 382; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 6200, Page 558, Register's Office for Wilson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the grantee.

This is improved property known as **1421 Lewis Road Nashville, TN 37115.**

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 our hands this 13th day of April, 2018.

Michelle Barber

Steven Coker

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Michelle Barber and Steven Coker, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of April, 2018.

NOTARY PUBLIC

My Commission Expires: 1.7.20

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $174,000.00.

AFFIANT

Subscribed and sworn to before me this 13th day of April, 2018.

NOTARY PUBLIC

My Commission Expires: 7/2/18

MARTHA BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, MARTHA BROWN, 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 herewith 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 Sumner

Personally appeared before me, GregoryDVadner, a notary public for this county and state, Martha Brown, 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: 4.24.19

Notary' Seal (if on paper)

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY