Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
528 N. Walnut Street
Murfreesboro, TN 37130
File No.0359-18

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of May, 2018

Notary Public
My Commission Expires: 1-18-22

Bill Garrett Davidson County
Batch# 90433 DEEDWARR
05/09/2018 11:46:51 AM 2 pgs
Fees: $13.00 Taxes: $562.40
20180509-0044466

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Address of New Owner	Send Tax Bills To:	
Adam J Abes P.O. Box 1044 Brentwood, TN 37024	New Owner	Map/parcel: 096-13-0-160.00

WARRANTY DEED

FOR AND IN 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/WE

Carolyn F. Coleman, Married

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

Adam J Abes and wife, Ayhan Ridha

HEREINAFTER CALLED THE GRANTEE(S), 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. 1 on the Plan of Griggs Bros. Subdivision, as shown on plat of record in Plat Book 4300, Page 159, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Carolyn F. Coleman, by Quitclaim deed from Tommy L. Biggs, dated 4/24/1987 and recorded 3/8/1993 in Book 8883, Page 1; and being the same property previously conveyed to Tommy L. Biggs and wife, Carolyn Faye Biggs, by Warranty Deed from Everett L. Griggs and Jimmy L. Griggs, dated 4/17/1972 and recorded 4/20/1972 in Book 4593, Page 849, in the Register's Office of Davidson County, Tennessee.

SUBJECT PROPERTY IS COMMERCIAL PROPERTY AND THE PROPERTY IS NOT THE GRANTORS MARITAL RESIDENCE

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 939 Allen Road Nashville, TN, 37214

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), her heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 7th day of May, 2018

Carolyn F. Coleman
Carolyn F. Coleman

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Carolyn F. Coleman 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 (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 7th day of May, 2018

Annemarie Cain
Notary Public

My Commission Expires: 1-18-22

