WARRANTY DEED

File #18218

Bill Garrett Davidson County
Batch# 95431 DEEDWARR
05/22/2018 11:03:38 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20180522-0048936

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-24-22

(AFFIX SEAL) TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Danny L. Weis & Amy V. Weis	Illinois National ~~New Owner~~ Bank	102110006300
(NAME)	(NAME)	
6815 Fleetwood Drive	322 E. Capitol Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 27205	Springfield IL 62701	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Jack Richard Coe, Patricia A. Bouldin (NKA Patricia Young) and Rhonda F. Brooks (NKA Rhonda Faye Graham), devisees under the Last Will and Testament Carlos Earl Coe,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Danny L. Weis and Amy V. Weis, 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:

Land in Davidson County, Tennessee, being Lot No. 173 on the Plan of Horton Heights, Section 8, of record in Book 2133, Page 30, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Carlos Coe and wife, Ruth E. Coe by Warranty Deed from Alan D. Oakley dated April 25th 1986 and recorded April 28th 1986 of record in Book 6840, Page 542, Register's Office for Davidson County, Tennessee. The said Ruth E. Coe died on 7/22/2013. The said Carlos Earl Coe died on 11/11/2017 ~~leaving~~ Jack Richard Coe, Patricia A. Bouldin and Rhonda F. Brooks as devisees under the Last Will and Testament of Carlos Earl Coe. A probate was opened in Davidson County Circuit Court, Probate Division, under Docket No. 18P-200. ₹ naming

This conveyance is subject to the current year's property taxes which have been prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

unimproved ☐
This is improved ☒ property, known as 6815 Fleetwood Drive, Nashville, TN 27205
(House Number) (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.

1781

Witness my hand this 18th day of May, 2018.

Jack Richard Coe

Patricia Ann Young (FKA Patricia A. Bouldin)

Rhonda Faye Graham (FKA Rhonda F. Brooks)

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jack Richard Coe, Patricia Ann Young, and Rhonda Faye Graham, 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 18th day of May, 2018.

Notary Public

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

My Commission Expires:

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212