Bill Garrett Davidson County
Batch# 99231 DEEDWARR
06/01/2018 01:20:57 PM 2 pgs
Fees: $13.00 Taxes: $884.30
20180601-0052402

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $939,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of May, 2018.

Notary Public

My commission expires: 8/19/19

(Notary Stamp)

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
CoCo Properties, LLC	CoCo Properties, LLC	083-08-0-185.00
2012 Earl Pearce Circle	2012 Earl Pearce Circle	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Timothy C. Neese, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

CoCo Properties, LLC, a Tennessee Limited Liability Company

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 88 on the Plan of Rosewood Heights, Section III, of record in Plat Book 2133, Page 61, 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 Timothy C. Neese, unmarried, by Warranty Deed from Shelby Avenue Baptist Church of record in Book 9919, page 953, in the Register's Office for Davidson County, Tennessee, and re-recorded in Book 9988, Page 472, in the said Register's Office; the said Timothy C. Neese having since married.

Katherine Neese (aka Katherine A. Neese), spouse of Timothy C. Neese, joins in this conveyance to convey any interest she may have in the subject property, particularly any marital interest.

TRIAL MODE – Click here for more information

This is improved property known as **1001 Mitchell Road, Nashville, TN 37206.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 30th day of May, 2018.

Timothy C. Neese

Katherine Neese
(aka Katherine A. Neese)

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, Timothy C. Neese and Katherine Neese*, 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, and who swore to the statements made above and subscribed their names above.

*aka Katherine A. Neese

Witness my hand and official seal this 30th day of May, 2018.

Notary Public
My Commission Expires: 7.19.21

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SolomonParks File No. 18-001136-528