Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #18-1213

Bill Garrett Davidson County
Batch# 105986 DEEDWARR
06/18/2018 03:30:33 PM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20180618-0058554

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Susan J. Coolidge, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Phillip Moore, married,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Beginning at an iron pin at a corner post in the northerly margin of Campbell Road, said pin being the most southwest corner to herein described tract; thence now leaving said margin N 14 deg. 38 min. 14 sec, East 550.58 feet to a set iron pin; thence, south 62 deg. 13 min. 24 sec. east 113.52 feet to a set iron pin; thence, south 11 deg. 00 min. 00 sec. West 560.00 feet to a set iron pin in the margin of Campbell Road; thence, with said margin North 62 deg. 13 min. 24 sec. West 150 feet to the point of beginning containing 1.622 acres, said property is now known as Lot 1 on the final plat of Lyle Hunter Lot, a plat of which is of record as Instrument No. 20010906-0096744, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Susan J. Coolidge by deed from Paul Poitras and Karen Poitras, aka Karen A. Poitras, husband and wife, dated February 22, 2016, of record in Instrument No. 20160223-0017112, Registers Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1444 Campbell Road, Goodlettsville, TN 37072.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 15th day of June, 2018.

Susan J. Coolidge

State of Tennessee)
County of Davidson)

On this 15th day of June, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Susan J. Coolidge, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 325,000.00.**

Affiant

Sworn and subscribed before me on this the 15th day of June, 2018.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Phillip Moore 1444 Campbell Road Goodlettsville, TN 37072	NEW OWNER	032-00-0-182.00