WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203

WARRANTY DEED

File No. 1-18-2167

Bill Garrett Davidson County
Batch# 106860 **DEEDWARR**
06/20/2018 12:49:22 PM 2 pgs
Fees: $13.00 Taxes: $943.50

20180620-0059458

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2018

Notary Public

MY COMMISSION EXPIRES: 4-28-19

(AFFIX SEAL)

DEBORAH L. BISSELL
STATE OF TENNESSEE
NOTARY PUBLIC
PERRY COUNTY
My Commission Expires April 28, 2019

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dylan Webb	Quicken Loans, Inc.	142-08-0-A-025.00-CO
(NAME)	(NAME)	
107 Bear Track Drive	1050 Woodward Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Detroit, MI 48226-1906	
(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, I, **Joshua David Davis,** _____, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dylan Webb, a single man,** HEREINAFTER CALLED THE GRANTEE, HIS 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 TOWNHOUSE 25, PHASE I, CORONADA TOWN HOME CONDOMINIUMS, AS SHOWN ON PLAT OF RECORD IN BOOK 4860, PAGE 26, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 4901, PAGE 679, AMENDED IN BOOK 5202, PAGE 329; BOOK 5306, PAGE 241; BOOK 5522, PAGE 675 AND BOOK 5869, PAGE 269, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT AND MASTER DEED REFERENCES ARE HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO JOSHUA DAVID DAVIS, A SINGLE PERSON, BY WARRANTY DEED FROM ELIZABETH B. MCGOWIN, A SINGLE PERSON, DATED JULY 20, 2012, OF RECORD IN INSTRUMENT NO. 20120725-0065522, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☑ property, known as 107 Bear Track Drive, Nashville, TN 37221
(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.

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plat of record in Book 4860, page 26; Easement to Metro Nashville/ Davidson County of record in Book 7173, page 324; Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20130118-0006281; Easement lease to BellSouth Mobility of record in Book 9045, page 954; PCS site agreement to Sprint Spectrum LP of record in Book 10237, page 775; Charter of Coronada Condominium Association of record in Book 4902, page 938; Book 6132, page 118 and Book 7694, page 733; By-Laws of Coronada Condominum Association of record in Book 4901, page 702; Master Deed of record in Book 4901, page 679; Book 5202, page 329; Book 5306, page 241; Book 5522, page 675 and Book 5869, page 269; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 15th day of June, 2018.

Joshua David Davis

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Joshua David Davis, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 15th day of June, 2018.

Notary Public
My Commission Expires: 6/12/21

File No.: 27705

