Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

Bill Garrett Davidson County
Batch# 117731 DEEDWARR
07/18/2018 09:52:20 AM 2 pgs
Fees: $13.00 Taxes: $1,015.65

20180718-0069865

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Iay Sooy and Kaelie Sooy	New Owner	
(NAME)	(NAME)	
1516 16th Ave N		08115025400
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **Emily Coatney and Phillip Ryan Coatney, a married couple**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Iay Sooy and Kaelie Sooy,** husband and wife, HEREINAFTER CALLED THE GRANTEE, 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 the northerly part of Lot No. 310 on the Plan of D.T. McGavock and Others' Addition, as of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee, described partly according to a survey made by George W. Watkins, Surveyor, April 14, 1954, as follows:

Beginning at an iron pin in the easterly margin of 16th Avenue North at a common corner of Lots Nos. 309 and 310 on said plan; thence with the line between said lots eastwardly 170 feet to an iron pin on the westerly margin of a 16 foot alley; thence with the westerly margin of said alley, southwardly 46 feet to an iron pin, thence South 50 deg. 15 min. West 37.5 feet to an iron pin; thence South 39 deg. 15 min. West 48.7 feet to an iron pin and thence South 33 deg. East 5 feet to the northeast corner of property conveyed to Albert F. Koch, Sr. by deed from Nettie Lee Koch of record in Book 2243, Page 621, as corrected by instrument of record in Book 2275, Page 461, said Register's Office; thence with the northerly line of Albert F. Koch, Sr. property westwardly 85 feet, more or less, to the easterly margin of 16th Avenue North; and thence northwardly, with the easterly margin of said Avenue, 60 feet to the beginning.

Being the same property conveyed to Emily Coatney and Phillip Ryan Coatney by virtue of that certain Warranty Deed dated November 12, 2014, and being of record at Instrument No. 20141118-0106192 in the Register's Office of Davidson County, Tennessee

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 1516 16th Ave N Nashville, TN 37208 (unimproved)
(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.

Witness my hand this 13th day of July, 2018.

Emily Coatney

Phillip Ryan Coatney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Emily Coatney and Phillip Ryan Coatney**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of July, 2018.

Notary Public

My Commission Expires: 7/9/22

LISA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY