Bill Garrett Davidson County
Batch# 124002 DEEDWARR
08/02/2018 10:41:43 AM 2 pgs
Fees: $13.00 Taxes: $1,469.64
20180802-0075730

TN1810798

Warranty Deed

AMINATTA JAGNE-BAH Notary Public Minnesota My Commission Expires Jan 31, 2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $397,200.00. Affiant Subscribed and sworn to before me, this the ~~27th~~ 26th day of July, 2018. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Billy Coley, Jr. Claire Coley	NEW OWNER	
1621 6th Avenue North		081-08-0-490.00
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JEFFREY ZUEHLKE AND MORGAN BOONE NKA MORGAN ZUEHLKE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BILLY COLEY, JR. AND CLAIRE COLEY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 27.5 feet of Lot No. 31 on the Plan of Plan of the Homestead Addition Estate of D.T. McGavock of record in Plat Book 57, Page 9, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said Lot No. 31 fronts 27.5 feet on the Westerly side of 6th Avenue North, formerly High Street, and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Jeffrey Zuehlke and Morgan Boone by Warranty deed from Sidney Property Investments, LLC of record in Instrument No. 20051121-0140151 Register's Office for Davidson County, Tennessee, dated November 10, 2005 and recorded on November 21, 2005.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1621 6th Avenue North, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S). his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used. the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of July, 2018.

Jeffrey Zuehlke

Morgan Boone NKA Morgan Zuehlke

STATE OF MINNESOTA
COUNTY OF HENNEPIN

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jeffrey Zuehlke and Morgan Boone NKA Morgan Zuehlke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26th day of July, 2018.

Notary Public

My Commission Expires:

AMINATTA JAGNE-BAH
Notary Public
Minnesota
My Commission Expires
Jan 31, 2021