Bill Garrett Davidson County
Batch# 131332 DEEDWARR
08/20/2018 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $579.05
20180820-0082610

WARRANTY DEED

ELIZABETH LEONBERGER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires DEC. 22, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2018.

Notary Public

MY COMMISSION EXPIRES: 12-22-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrea Pedroza	Andrea Pedroza	059-13-0-139.00
(NAME)	(NAME)	
232 Hayes Park Drive	232 Hayes Park Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Verdell Coston, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Andrea Pedroza, unmarried, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 36 on the Plan of Section 3, Haynes Park Subdivision of record in Plat Book 4460, Page 185, 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 Lot No. 36 fronts 79.20 feet on the easterly side of Haynes Park Drive and runs back between lines, 125.57 feet on the northerly side and 127.29 feet on the southerly side, to a lien at the rear on which it measures 79.21 feet thereon.

BEING the same property conveyed to Charles Coston, an unmarried person by Special Warranty deed from Federal National Mortgage Association aka Fannie Mae, a corporation of record in Instrument No. 20080915-0094156 Register's Office for Davidson County, Tennessee, dated September 11, 2008 and recorded on September 15, 2008. The said Charles Coston died testate on June 10, 2013, devising said property to Verdell Coston in his Last Will and Testament of record in Docket No. 13P-1197, in the Probate Division of the Circuit Court, also of record in Instrument No. 20140731-0068242, in said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 232 Hayes Park Drive, Nashville, TN 37218
(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 29th day of June, 2018.

Verdell Coston By Jacobia Dowell as Attorney in Fact

Verdell Coston by Jacobia Dowell as Attorney In Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 29th day of June, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Verdell Coston**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
12-22-19

Notary Public,

ELIZABETH LEONBERGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires DEC. 22, 2019

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 29th day of June, 2018, before me, a Notary Public in and for said State and County, Duly commissioned and qualified, perso personally appeared Jacobia Dowell, as Attorney in fact for Verde Verdell Coston, to be the person who executed the foregoing instrument in behalf of Verdell Coston, acknowledged that such person executed the same as the free act and deed of Verdell Coston.

Witness my hand at Nashville, TN on this 29th day of June, 2018.

Notary Public

My Commission Expires:
12-22-19

ELIZABETH LEONBERGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires DEC. 22, 2019

Certification of Authenticity

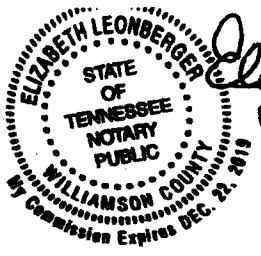
I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kim Hollingshead

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth Leonberger, of Williamson County, who acknowledges that this certification of an electronic document is true and correct and Kim Hollingshead signature in which I have witnessed.



Notary Public

My Commission Expires: 12-22-19

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).