Karen Y Johnson Davidson County
Batch# 142008 DEEDWARR
09/17/2018 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $773.30
20180917-0092232

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 8.4.20
(AFFIX SEAL)

THOMAS VORHOLT II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC

File No.: ARK180332TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Dolores Bateman	Dolores Bateman	
(NAME) 2116 Hobbs Road Apt G6	(NAME) 2116 Hobbs Road Apt G6	131-02-0A-035.00-CO
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Nine Thousand And No/100 Dollars ($209,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CHARLES H. COE, JR., unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DOLORES BATEMAN, 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 Unit No. G-6, on the Plan of Hobbs House Apartments, Condominium Apartments, of record in Book 4595, Page 74, as amended in Book 5200, Page 54, and as described in Master Deed of record in Book 5289, Page 515; Book 5292, Page 958; and Book 5293, Page 612, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Deborah Coe, an unmarried person and Charles H. Coe, Jr., an unmarried person, as joint tenants with rights of survivorship and not as tenants in common by Quit Claim Deed from Deborah Coe, an unmarried person and Charles H. Coe, Jr., an unmarried person of record in Instrument No. 20010904-0095424 Register's Office for Davidson County, Tennessee, dated July 03, 2001 and recorded on September 04, 2001.

BEING the same property conveyed to Deborah Coe, an unmarried person and Charles H. Coe, Jr., an unmarried person by Quit Claim deed from Donna Hallman, a married person of record in Instrument No. 20010621-0065855 Register's Office for Davidson County, Tennessee, dated May 21, 2001 and recorded on May 21, 2001.

The same Deborah Coe, having since died on February 8th, 2009, leaving Charles H. Coe, Jr. as the surviving owner.

unimproved ☐
This is improved ☒ property, known as 2116 Hobbs Road, Apt G6, Nashville, TN 37215
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Charles H. Coe, Jr. this 17 day of September 2018.

Charles H. Coe Jr.
Charles H. Coe, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17 day of September, 2018, before me personally appeared Charles H. Coe, Jr. to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 17 day of September, 2018.

Commission Expires: 8.4.20

Notary Public

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Matthew Phelan, do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Danielle Chandler, a notary public for this county and state, Matthew Phelan who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 4-10-22

Notary Seal

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
APRIL 10, 2022