Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $260,000.00

Affiant

Subscribed and sworn to before me, this 5th day of October, 2018.

Notary Public
My commission expires: 4-13-22

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

Karen Y Johnson Davidson County
Batch# 152726 DEEDWARR
10/19/2018 11:03:25 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20181019-0103890

Address of New Owner:	Send Tax Bills to:	Tax Information
Nashvillage, LLC 419 St. Francis Ave Nashville, TN 37205	Same as New Owner	104-01-0-357.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ronald Shane Coin,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Nashvillage, LLC,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No(s). 30 and 31 on the Plan of West End Park Terrace as of record in Book 547, page 36, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 30 and 31 front together 55.6 feet on the southerly side of St. Frances Avenue and run back 121 feet on the easterly line, and 130 feet on the westerly line to a dead line measuring 61 feet theron.

Being the same property conveyed to James E. Collins and wife, Amanda F. Collins by Warranty Deed from Henry Allen Mahanke, unmarried, dated July 27, 2004 of record as Instrument No. 20040806-0095237, Register's Office for Davidson County, Tennessee. The said James E. Collins having since died _____, vesting fee simple title in the wife, Amanda F. Collins as surviving tenant by the entirety. The said Amanda F. Collins having since died January 25, 2018 and by her Last Will and Testament which was probated, Docket # 18P374 left the property to Ronald Shane Coin.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 419 St. Francis Ave, Nashville, TN 37205

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 5th day of October, 2018.

Ronald S. Coin

Ronald Shane Coin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ronald Shane Coin,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 5th day of October, 2018.

Notary Public

My Commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

FILE NO: 2018085955