WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of November, 2018

Notary Public

MY COMMISSION EXPIRES: ~~July 18, 2021~~ 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stones River Title, LLC, 752 South Church Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Megan Lawrence Matt Nale	New Owner	128140050.00
(NAME)	(NAME)	Karen Y Johnson Davidson County Batch# 162601 **DEEDWARR** 11/20/2018 10:52:14 AM 2 pgs Fees: $13.00 Taxes: $1,128.50
8066 Esterbrook Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20181120-0114136

For and in 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, **Barbara A. Coles and Anthony N. Coles, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Megan Lawrence and Matt Nale,** 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:

Land in Davidson County, Tennessee, being Lot No. 55 on the plan of Harpeth Park, Section 2, as of record in Book 3700, page 58, in the Register's Office of Davidson County, Tennessee. Said Lot No. 55 fronts 90.0 feet on the northerly margin of Esterbrook Drive and extends back between parallel lines, 179.27 feet to a line in the rear on which it measures 90.0 feet.

Being the same property conveyed to Barbara A. Coles and Anthony N. Coles, wife and husband by Warranty Deed from Mark Hortian and wife, Rosa Hortian dated October 12, 2012 and of record in Instrument No. 20121031-0100072 in the Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 8066 Esterbrook Dr., Nashville, TN 37221
(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/our hands this 14th day of November, 2018.

Barbara A. Coles

Barbara A. Coles

Anthony N. Coles

Anthony N. Coles

State of Tennessee
County of Rutherford

Personally appeared before me Barbara A. Coles and Anthony N. Coles, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of November, 2018.

Notary Public Sasha Knowles
My Commission Expires: July 18, 2021

SASHA KNOWLES
STATE OF TENNESSEE
NOTARY PUBLIC
BEDFORD COUNTY

File No.: 22781