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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 181118370** Karen Y Johnson Davidson County Batch# 170769 **DEEDWARR** 12/05/2018 01:00:07 PM 2 pgs Fees: $13.00 Taxes: $4,588.00 20181205-0118620	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,240,000.00. John H. Bailey, III Affiant Subscribed and sworn to before me, this 4th day of December, 2018. Notary Public My Commission Expires:

WILLIAM T CHAPMAN IV NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMMISSION EXPIRES JULY 08, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Holly A. Williams 3604 Sycamore Lane Nashville TN 37215	New Owner	Tax Parcel ID No. 117-09-0-119.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John H. Bailey, III and Sallie W. Bailey, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Holly A. Williams and Christopher G. Coleman, wife and husband**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 5, as shown on the map entitled Section 2, Blackberry Hollow, of record in Plat Book 5200, page 157, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being part of the same property conveyed to JOHN H. BAILEY III and wife, SALLIE W. BAILEY, by deed from JOSEPH D. WHELISS and wife, SHELBY B. WHELISS, of record in Instrument No. 20110609-0044044, dated June 6, 2011, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 117-09-0-119.00.

Matters shown on the Plan of record in Plat Book 5200, page 157, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4178, page 88, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 5441, page 160, said Register's Office.

Grant of Easement for Driveway Access of record in Instrument No. 20090130-0008182, said Register's Office.

This is improved property located at 3604 Sycamore Lane Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of December, 2018.

John H. Bailey, III

Sallie W. Bailey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John H. Bailey, III and Sallie W. Bailey, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of December, 2018.

Notary Public

My Commission Expires: _____

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022