RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1811345

Karen Johnson Davicson County
Batch# 208583 DEEDWARR
03/22/2019 09:19:52 AM 2 pgs
Fees: $13.00 Taxes: $1,469.64

20190322-0026122

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $397,200.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of March, 2019.

NOTARY PUBLIC

My commission expires:

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September 2019

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy G Coley III 1621 6th Avenue N Nashville, TN 37208	Same address as new owner	081-08-0-490.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Ninety Seven Thousand Two Hundred and 00/100 Dollars ($397,200.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BILLY COLEY JR. AND CLAIRE COLEY**, husband and wife, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **BILLY G COLEY III**, a single man, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being the Northerly 27.5 feet of Lot No. 31 on the Plan of Plan of the Homestead Addition Estate of D.T. McGavock of record in Plat Book 57, page 9, 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 part of said Lot No. 31 fronts 27.5 feet on the Westerly side of 6th Avenue North, formerly High Street, and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Billy Coley Jr. and Claire Coley, husband and wife, by Warranty Deed from Jeffrey Zuehlke and Morgan Boone NKA Morgan Zuehlke, husband and wife, dated 7/26/2018, recorded 8/2/2018, of record in Instrument No. 20180802-0075730, in the Register's Office for Davidson County, Tennessee.

Being the same property previously conveyed to Jeffrey Zuehlke and Morgan Boone, by Warranty Deed from Sidney Property Investments, LLC, dated 11/10/2005, recorded 11/21/2005, of record in Instrument No. 20051121-0140151, said Register's Office.

The address of the herein described property is believed to be 1621 6th Avenue N, Nashville, TN 37208, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 15th day of March, 2019.

BILLY COLEY JR.

CLAIRE COLEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Billy Coley Jr. and Claire Coley, 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 seal, this the 15th day of March, 2019.

Notary Public

Printed Notary Name

My commission expires:

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021