File Box 8

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34720-03-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $615,000.00. Mitchell M. Cox Affiant Subscribed and sworn to before me this 12th day of April, 2019. Debbie Mann Notary Public My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

WARRANTY DEED

Address New Owner: Mitchell Allen McCoy 1255 Saxon Drive Nashville, TN 37205	**Send Tax Bills To:** Shelter Lending Services 4000 W Brown Deer Rd Milw., WI 53209	**Tax Information:** Map and Parcel No.: 145 06 0 047 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, **Nicole Coltharp, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mitchell Allen McCoy** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1255 Saxon Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 218014 **DEEDWARR**
04/15/2019 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $2,275.50

20190415-0034355

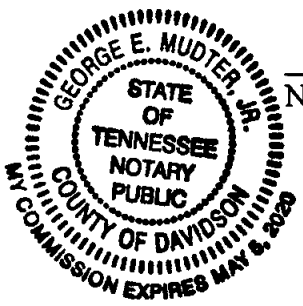
IN WITNESS WHEREOF, Grantor has executed this instrument on the 12th day of April, 2019.

Nicole Coltharp

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nicole Coltharp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of April, 2019.



Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Hillmont Estates, Section Two, as of record in Plat Book 3700, page 130, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Nicole Coltharp by deed dated April 22, 2013 from Barbara Young Behar, an unmarried woman of record in Instrument No. 20130426-0041715, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 145 06 0 047 00.
2. Restrictive Covenants contained in an instrument of record in Book 4145, page 8, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 3700, page 130, Register's Office for Davidson County, Tennessee.