BOX 10-B

Karen Johnson Davidson County
Batch# 218139 **DEEDWARR**
04/16/2019 09:05:21 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20190416-0034534

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$280,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15 DAY OF APRIL, 2019.

Lee A. Cohen

Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MYRTLE PARTNERS, LLC	**SAME**	**071-08-0-289.00**
(NAME) **203 POINT EAST DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, JERALDINE COLE ELLIS, MARRIED, F/K/A JERALDINE COLE, A/K/A GERALDINE COLE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MYRTLE PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Nashville, County of Davidson, and State of Tennessee, described as follows:

Being Lot No. 90 and the easterly 29 feet of Lot 89, Joywood Subdivision of further record in Plat Book 974, Page 45, Register's Office for Davidson County, Tennessee, described according to a survey by John Kohl, Registered Land Surveyor, dated May 22, 1972, as follows:

Said Lot 90 and the easterly 29 feet of Lot 89 join and front together 79 feet on the southerly margin of Trinity Lane and run back between parallel lines 177.75 feet to a dead line in the rear measuring 79 feet (erroneously referenced as 29.5 feet in prior deeds) thereon.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD IN BOOK 6054, PAGE 634, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being a portion of the same property conveyed to DOUGLAS GLEN COLE AND WIFE, MARTHA A. COLE, by deed from ADMINISTRATOR OF VETERAN'S AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, of record in Book 5007, Page 104, dated March 15, 1976, said Register's Office.

Further being a portion of the same property conveyed to DOUGLAS GLEN COLE, by quitclaim deed from J. K. WOODARD, TRUSTEE, of record in Book 5411, Page 792, dated March 27, 1979, said Register's Office.

Further being a portion of the same property conveyed to DOUGLAS GLEN COLE AND WIFE, GERALDINE COLE, by quitclaim deed from EARL J. PORTER, JR., TRUSTEE, of record in Book 5619, Page 19, dated June 30, 1980, said Register's Office.

Further being a portion of the same property conveyed to GERALDINE COLE, by quitclaim deed from DOUGLAS GLEN COLE , of record in Book 10494, Page 60, dated June 10, 1997, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 974, Page 45; any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

****Grantee does hereby agree to assume all 2019 Property Taxes****
Jeraldine Cole Ellis, Jeraldine Cole, and Geraldine Cole are one and the same person

unimproved ( )
This is improved(X) property, known as **432 E. TRINITY LANE, NASHVILLE, TN 37207**
(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 hand this 15 day of April, 2019.

Jeraldine Cole Ellis

JERALDINE COLE ELLIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeraldine Cole Ellis,** the bargainor, 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 and official seal at office this 15 day of April, 2019.

My commission expires: **May 2, 2022**



Lee A. Cohen

Notary Public