WARRANTY DEED

Karen Johnson Davidson County
Batch# 223006 **DEEDWARR**
04/29/2019 10:13:00 AM 2 pgs
Fees: $13.00 Taxes: $628.63

20190429-0039000

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$169,900.00.**

Affiant

Subscribed and sworn to before me this 26th day of April, 2019

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Seth Charles Anderson Coble	Mortgage Solutions of Colorado	051-11-0B-001.00CO
519 Freda Villa Unit A	5455 N. Union Blvd.	
Madison, TN 37115	Colorado Springs, CO 80918	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Volunteer Property Investments Partnership, a Tennessee General Partnership**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Seth Charles Anderson Coble, a single person**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Unit No. A together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 519 Freda Villa Townhomes, a Townhouse Planned Unit Development, (Horizontal Property Regime with Private Elements) of record in Instrument Number 20181226-0125205, being shown on Plat attached thereto as Exhibit "B", Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Volunteer Property Investments from Patricia G. Williams n/k/a Patricia Zimmerlee, married by Warranty Deed on January 8, 2016, of record in Instrument Number 20160111-002781, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2019, which are not yet due and payable.
- Subject to all matters as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20181126-0125205, Register's Office for Davidson County, Tennessee.
- Subject to all matters on Plan of record in Plat Book 4470, page 168, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20181126-0125205, Register's Office for Davidson County, Tennessee.
- Charter of 519 Freda Villa Townhomes Homeowner's Association, Inc., of record in Instrument No. 20181126-0125205, Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County of record in Book 4645, page 670, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 3928, page 103, Register's Office for Davidson County, Tennessee.
- Easement for Concrete Driveway and Water Line of record in Book 6047, page 397, Register's Office for Davidson County, Tennessee.

This is improved property known as: **519 Freda Villa Unit A, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this April 26, 2019.

Volunteer Property Investments Partnership,
a Tennessee General Partnership

BY: Kirtley D. Whittington
Kirtley Duval Whittington, Partner

Daniel Blake Sifuentes, Partner

BY: Daniel Sifuentes by Kirtley Whittington - Attorney in fact
Kirtley Duval Whittington, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kirtley Duval Whittington** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 26, 2019

My commission expires 8/1/22

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Kirtley Duval Whittington,** with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Daniel Blake Sifuentes,** the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Daniel Blake Sifuentes**, the bargainor(s), by the said **Kirtley Duval Whittington**, as Attorney-in-Fact.

WITNESS my hand and seal, this 26th day of April, 2019.

NOTARY PUBLIC

My Commission Expires: 8/1/22

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY