Karen Johnson Davidson County
Batch# 230625 DEEDWARR
05/16/2019 08:50:15 AM 2 pgs
Fees: $13.00 Taxes: $9,620.00
20190516-0046067

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #19-1091

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Holly A. Williams and Christopher G. Coleman, wife and husband,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **6129 Hillsboro LLC, a Tennessee limited liability company,** hereinafter called the **Grantee**, Grantee's heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Trickett Subdivision, of record in Plat Book 8250, page 416, corrected in Book 9661, page 688, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Holly A. Williams and Christopher G. Coleman, wife and husband by deed from Scott C. Brittain and wife, Elizabeth S. Brittain, dated March 27, 2018, of record in Inst. No. 20180328-0029179, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any 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-Parcel 144-00-0-011.00.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of Trickett Subdivision, as recorded in Plat Book 8250, Page(s) 416, corrected in Book 9661, Page 688, said Register's Office.

Covenants, Conditions and Restrictions recorded in Book 2542, Page 25, said Register's Office.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 8131, Page 867, said Register's Office.

Subject to all matters shown on survey by J. Bruce Rainey dated March 28, 2019, job number 190040.

This is improved property, known as: 6129 Hillsboro Pike, Nashville TN, 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs, successors or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs, successors 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 THE EXECUTION HEREOF this 9th day of May, 2019.

Holly A. Williams

Christopher G. Coleman

State of Tennessee)
County of Davidson)

On this 9th day of May, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Holly A. Williams and Christopher G. Coleman, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 8, 2022

My Commission Expires: 3/8/22

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 2,600,000.00.

Affiant

Sworn and subscribed before me on this the 10th day of May, 2019.

Notary Public

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

My Commission Expires: _____

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
6129 Hillsboro LLC, a Tennessee limited liability company 6129 Hillsboro Pike Nashville, TN 37215	new owner 260 Crandon Blvd. 32PMB 400 Key Biscayne, FL 33149	144-00-0-011.00