WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson TS

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 12/15/21

(AFFIX SEAL)

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

JM-RF-19-01501

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 233007 DEEDWARR
05/21/2019 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20190521-0048121

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Thomas Imbalzano and Kristine Imbalzano	NEW OWNER	
(NAME)	(NAME)	091-02-4D-002.00-CO
1501 61st Ave N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY MATTHEWS COKER AND CULLEN DAVIS COKER, WIFE AND HUSBAND**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THOMAS IMBALZANO AND KRISTINE IMBALZANO, HUSBAND AND WIFE**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** CCUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, 1503 61st Avenue Townhomes, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for 1503 61st Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20160407-0033557, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mary Matthews Coker and Cullen Davis Coker, wife and husband by Warranty deed from Erban Commercial Realty, L.P., a Tennessee Limited Partnership of record in Instrument No. 20170222-0017640 Register's Office for Davidson County, Tennessee, dated February 17, 2017 and recorded on February 22, 2017.

Mary Matthews Coker and Mary Matthews referred to in the Power of Attorney recorded simultaneously herewith are one and the same.

Cullen Davis Coker and Cullen Coker referred to in the Power of Attorney recorded simultaneously herewith are one and the same.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 161, Page 75, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20160407-0033557, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20180205-0011336, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Storms Sewers and/or Sanitary Sewers of record in Book 4655, Page 6, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1501 61st Ave N, Nashville, Tennessee 37209**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 20th DAY OF MAY, 2019.

MARY MATTHEWS COKER BY [signature] AS HER ATTORNEY IN FACT
Mary Matthews Coker
by Henry Miller as her Attorney-in-fact

CULLEN DAVIS COKER BY [signature] AS HIS ATTORNEY IN FACT
Cullen Davis Coker
by Henry Miller as his Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Henry Miller, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARY MATTHEWS COKER AND CULLEN DAVIS COKER, and who acknowledged he/she/they executed the same as the free act and deed of the said MARY MATTHEWS COKER AND CULLEN DAVIS COKER.

Witness my hand and official seal, this the 20th of May, 2019.

[signature]
Notary Public
My Commission Expires: 01-06-2020
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY