# WARRANTY DEED

Karen Johnson Davidson County
Batch# 233044 DEEDWARR
05/22/2019 08:53:30 AM 2 pgs
Fees: $13.00 Taxes: $832.50
20190522-0048253

HALE WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$225,000.00.**

LeeAnn Maloney
Affiant

Subscribed and sworn to before me this 21st day of May, 2019.

Notary Public
My Commission expires: 7/5/19
(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: |
|---|---|---|
| Poora Properties, GP | SAME | 060-03-0-035.00 |
| 117 Vaughn's Gap Road | | |
| Nashville, TN 37205 | | |

**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, **Rufus Coleman and wife, Rose Coleman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Poora Properties, GP, a Tennessee general partnership**, their successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot No. 5, on the Plan of Linden Grove, as shown on the plat of record in Book 1835, page 89, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.**

**Being the same property conveyed to Rufus Coleman by deed on February 1, 2006 of record in Instrument Number 20060427-0048582, Register's Office for Davidson County, Tennessee. And further conveyed to Rufus Coleman and wife, Rose Coleman by Quitclaim Deed from Rufus Coleman on June 29, 2006 of record in Instrument Number 20060713-0084445, said Register's Office.**

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

Subject to all matters as shown on the Plan of record in Book 1835, page 89, Register's Office Davidson County, Tennessee.

This is improved property known as: **201 Ewing Drive, Nashville, TN 37207**

**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 May 21, 2019.

Rufus Coleman

Rose Coleman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Rufus Coleman and Rose Coleman** 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 May 21, 2019

My commission expires 9/20/2022

Notary Public

CARL E DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

I, **Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY