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

39-B
File #19-1128

Karen Johnson Davidson County
Batch# 234420 DEEDWARR
05/24/2019 11:04:07 AM 2 pgs
Fees: $13.00 Taxes: $5,161.50
20190524-0049393

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 **Sara Werner and Franck Costa Reis, wife and husband,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being the west one-half of Lot No. 6 on the Plan of McAllister Property, of record in Book 421, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Holly A. Williams and Christopher G. Coleman, wife and husband by deed from Charles M. Orange, dated February 27, 2017, of record in Inst. No. 20170302-0020845, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1010 Lawrence Avenue, Nashville, TN 37204.

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 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 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 16th day of May, 2019.

Holly A. Williams

Christopher G. Coleman

State of Tennessee)
County of Davidson)

On this 16th 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: $ 1,395,000.00.

Affiant

Sworn and subscribed before me on this the 16th day of May, 2019.

ELIZABETH M. PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

My Commission Expires: 10/14/19

NEW OWNER:
Sara Werner
1010 Lawrence Avenue
Nashville, TN 37204

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
105-13-0-166.00