39B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 244630 DEEDWARR
06/18/2019 08:33:57 AM 2 pgs
Fees: $13.00 Taxes: $1,075.59

20190618-0058340

Y-VRES-19-1008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/8/21

(AFFIX SEAL)

KAREN POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Samantha Straton and Zachery Straton	Cap Star Bank	
(NAME)	(NAME)	
1008 Pebble Brk	2002 Richard Jones Rd #300A	**142-08-0B-064.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville TN 37215	
(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, **GAYLE K. PATE NKA KIMBERLY PATE MILLER AND FRANK MILLER, JR., WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAMANTHA STRATON AND ZACHERY STRATON, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 64 of Phase III, Coronada Town Home Condominiums, a Horizontal Property Regime, located in Davidson County, Tennessee, as shown on the plat of Phase III, Coronada Town Home Condominiums, recorded in Plat Book 5200, page 67 and Master Deed recorded in Book 4901, page 679, as amended in Book 5202, page 329, Book 5306, page 241, Book 5522, page 675 and Book 5869, page 269, and By-Laws of record in Book 4901, page 702 amended by Instrument No. 20100304-0016850, all in the Register's Office for Davidson County, Tennessee, to which reference is hereby given for a more complete description thereof.

Being the same property conveyed to Gayle K. Pate, unmarried by Warranty deed from Mark Dudycha, married of record in Instrument No. 20130806-0082003 Register's Office for Davidson County, Tennessee, dated July 31, 2013 and recorded on August 06, 2013.

Gayle K. Pate having since married and is now known as Kimberly Pate Miller. Frank Miller, Jr. is joining in this instrument to convey any marital interest he has in subject property.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 67, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Coronada of record in Book 4901, Page 679, amended in Book 5202, page 329, Second Amendment in Book 5306, Page 241, Third Amendment in Book 5522, page 675 and Fourth Amendment in Book 5869, page 269, all in the Register's Office for Davidson County, Tennessee.
- Charter for Coronada Condominium Association, Inc. of record in Book 4902, Page 938 amended in Book 6132, Page 118 and Book 7694, Page 733, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 4901, Page 702 as amended by Instrument No. 20100304-0016850, Register's Office for Davidson, County, Tennessee.
- Utility Easement of record in Book 7173, Page 324, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easements of record in Book 4788, Page 761 and Book 4816, Page 965 & 968, 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: **1008 Pebble Brk, Nashville, Tennessee 37221**.
Unit #64

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 13th DAY OF JUNE, 2019.

Kimberly Pate Miller

Kimberly Pate Miller

Frank Miller Jr. by Kimberly Pate Miller, Attorney In Fact

Frank Miller, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIMBERLY PATE MILLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of June, 2019.

Kate Nyquist

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

Kimberly Pate Miller as Attorney In Fact for (KW)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANK MILLER, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of June, 2019.

Kate Nyquist

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021