WARRANTY DEED

Karen Johnson Davidson County
Batch# 245130 DEEDWARR
06/18/2019 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20190618-0058717

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Cynthia Walker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of June, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

BARBARA LUCCIOLA COKLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jaime Scorby	U.S. Bank N.A.	120 00 0 084.00
(NAME)	(NAME)	
1230 Currey Rd.	4801 Frederica Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Owensboro, KY 42303	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Margaret M. Coleman and Christopher J. Cunningham, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jaime Scorby**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the unrecorded copy of a survey made by Z.J. Wilkinson, dated May 2, 1946, showing the subdivision of Lots 1 and 4 on the Map of the Ensley Lots, of record in Book 2, Page 70, of the Chancery Court at Nashville, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Beginning at a point in the North margin of Currey Road, the corner of Lot Nos. 7 and 8 thence, with the line between said lots North 4 degrees 12' East 456 feet to a point; thence, South 87 degrees 15' east 150 feet to a point in a fence line; thence, along the said fence, South 4 degrees 12' West 456 feet to the North Margin of Currey Road; thence, with the margin of the same North 87 degrees 15' West 150 feet to the point of Beginning.

Being the same property conveyed to Margaret M. Coleman, an unmarried woman by Warranty Deed from Donna M. Wiley and Revis O. Wiley, both unmarried dated February 19, 2010 and recorded March 22, 2010 as Instrument No. 20100322-0021134, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Margaret M. Coleman and Christopher J. Cunningham, wife and husband by Quit Claim Deed from Margaret M. Coleman, an unmarried woman dated February 29, 2016 and recorded March 07, 2010 as Instrument No. 20160307-0021603, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-1905018FC

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1230 Currey Rd., Nashville, TN 37217

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, 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 our hands this 14 day of June, 2019

Margaret M. Coleman

Christopher J. Cunningham

STATE OF Hawaii
City and
COUNTY OF Honolulu

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Margaret M. Coleman and Christopher J. Cunningham, wife and husband, the bargainor, with whom ~~I am personally acquainted (or~~ proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~17th~~ 14th of June, 2019.

Notary Public

NOREEN HO
NOTARY PUBLIC
No. 06-18
STATE OF HAWAII

My Commission Expires: My commission expires January 01, 2022

(SEAL)

NOREEN HO
NOTARY PUBLIC
No. 06-18
STATE OF HAWAII

NOREEN HO, FIRST CIRCUIT
Doc. Date: undated # Pages: 2
Doc. Description: Warranty Deed
Notary Signature: Date 6-14-19

File Number: GRN-1905018FC

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)