(2)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/~~RETURN TO~~:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee

COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 272,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2019.

Notary Public
COMMISSION EXPIRES: 12/05/2020

HILLARY TORRENCE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY (Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 253003 **DEEDWARR**
07/05/2019 09:59:38 AM 2 pgs
Fees: $13.00 Taxes: $1,006.40

20190705-0065624

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher D. Noga	SWBC Mortgage Corp.	090-16-0-322
(NAME)	(NAME)	
426 American Road	9311 San Pedro Ave. Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Elizabeth Ansley Wells, as Executrix of the Estate of Serena E. Coleman, Deceased ("Decedent'), appointed by the Probate Court for Davidson County, Tennessee in Docket No. 19P1086, pursuant to Decedent's Last Will and Testament (the "Will) admitted to probate therein, and Elizabeth Ansley Wells and Walter Glenn Bowron, III, as the sole devises named in the Will,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher D. Noga, single man**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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, in the Eighth, formerly the Twelfth Civil District of said County, being Lot No. 105 on the Plan of Charlotte Park, Section 1, as of record in Book 2663, pages 2, 3, 4, 5, and 6, Register's Office for said County, more particularly described as follows:

Said Lot No. 105 fronts 75.0 feet on the northeasterly side of American Road, and extends back 153.0 feet on the northwesterly line and 156.4 feet on the southeasterly line, to a line in the rear, on which it measures 74.5 feet.

Being the same property conveyed to William R. Coleman and Serena E. Coleman by deed recorded January 24, 1992, of record in Book 8534, Page 512, Register's Office for Davidson County, Tennessee. The said William R. Coleman subsequently died on December 30, 2010, vesting sole title to the property in the said Serena E. Coleman as the surviving spouse of the said William R. Coleman pursuant to tenancy by the entireties. The said Serena E. Coleman subsequently died testate on January 1, 2019, leaving the above-referenced Will admitted to probate in Docket No. 19P1086, Davidson County Probate Court, wherein Grantor Elizabeth Ansley Wells, Executrix was duly appointed as Executrix of Decedent's estate. The Will makes Decedent's real estate a part of her probate estate and confers full authority upon the Executrix to sell and convey real estate. Additionally, Elizabeth Ansley Wells and Walter Glenn Bowron, III are the sole named devisees in the Will and join in and execute this deed in their individual capacities for the purpose of conveying any and all right, title and interest in the property to which they are entitled as devisees in the Will.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record.

This is Improved property, known as 426 American Road (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37209 (Postal Zip)

File No.: 1246-19
Warranty Deed Individual LES rev. 09-2018

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. successors 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, successors 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 28th day of June, 2019.

Estate of Serena E. Coleman
By: _____ Executrix
Elizabeth Ansley Wells, Executrix

AND _____, Individually
Elizabeth Ansley Wells, Individually

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared the within named **Elizabeth Ansley Wells, individually and as Executrix of the Estate of Serena E. Coleman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 28th day of June, 2019.

_____

Commission Expires: _____

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 07, 2023

Witness our hands this 28th day of June, 2019.

Walter Glenn Bowron, III By: _____, Attorney in Fact
Walter Glenn Bowron, III
By: Elizabeth Ansley Wells, Attorney in Fact

State of Tennessee

County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Elizabeth Ansley Wells** and who, upon **her** oath acknowledged **herself** to be the Attorney-In-Fact for the within named **Walter Glenn Bowron, III**, being authorized to act on behalf of said person, he/she executed the foregoing instrument as **her** free act and for the purposes therein contained.

WITNESS my hand and seal this 28th day of June, 2019.

_____

Commission Expires: _____

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 07, 2023

Return To: Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, TN 37064

File No.: 1246-19
Warranty Deed Individual LES rev. 09-2018