WARRANTY DEED

Karen Johnson Davidson County
Batch# 258255 DEEDWARR
07/17/2019 01:12:30 PM 2 pgs
Fees: $13.00 Taxes: $536.50
20190717-0069980

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

W. REID SOLOMON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

A-KWR-19-1355

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)
Tamara Denise Westmoreland	**New Owner**	
(NAME)	(NAME)	050-03-0-117.00
1355 Bellshire Terrace Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **ANNE C. COLEMAN, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TAMARA DENISE WESTMORELAND, A SINGLE WOMAN,** 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:

Land in Davidson County, Tennessee, being Lot No. 46B on the Plan of Bellshire Terrace Section One, Phase Two, of record in Book 6250, Page (s) 179 and 180, Register's Office for Davidson County, Tennessee, and as amended by Zone Lot Division, Lots 46 through 49, Bellshire Terrace, Section One, Phase Two of record in Plat Book 6900, Page 390, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anne C. Coleman, Unmarried, tenant in severalty by Special Warranty deed from Federal Home Loan Mortgage Corporation (" Freddie Mac"), organized and existing under the laws of the United States of America of record in Instrument No. 20131028-0111815 Register's Office for Davidson County, Tennessee, dated September 10, 2013 and recorded on October 28, 2013.

This conveyance is subject to:
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page (s) 179 and 180, amended in Plat Book 6900, Page 390, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6479, Page 764, in the Register's Office for Davidson County, Tennessee.
- Subject to Sanitary Sewer Easements of record in Book 5584, Page 884 and Book 6077, page 488, in the Register's Office for Davidson County, Tennessee.
- Subject to Easements to Madison Suburban Utility of record in Book 2459, Page 161, Book 2549, Page 589, Book 6275, Page 707, Book 6636, Page 827 and Book 6636, Page 830, in the Register's Office for Davidson County, Tennessee.
- Subject to Water/Sewer Conveyance to Metro of record in Book 6932, Page 81, 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: 1355 Bellshire Terrace Dr., Nashville, Tennessee 37207.

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 12 DAY OF JULY, 2019.

Anne C. Coleman by Kate Nyquist as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATE NYQUIST, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ANNE C. COLEMAN, and who acknowledged he/she/they executed the same as the free act and deed of the said ANNE C. COLEMAN.

Witness my hand and official seal, this the 12th of July, 2019.

Notary Public
My Commission Expires: 05-03-2021
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

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

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.

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
WILLIAMSON COUNTY

My Commission Expires: 7/22/2022
Notary Seal (if on paper)