WARRANTY DEED

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2019

Notary Public

MY COMMISSION EXPIRES: 3/23/21
(AFFIX SEAL)

Please Ret →

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Eduar A. Adames	Colten Mortgage	04104005700
(NAME)	(NAME)	
4048 Yoest Drive	6021 S Syracuse Way, Ste 104	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Greenwood Village, CO 80111	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20191841

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, **we, James Alex Koellein, II and wife, Mary Parkhurst Koellein,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Eduar A. Adames, married man**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Lot No. 35 of Dalemere Subdivision, of record in Book 3300, page 6, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to James Alex Koellein, II and wife, Mary Parkhurst Koellein by Warranty Deed from William W. Benz, Jr. and wife, Margaret P. Benz dated May 25, 1999 and filed of record in Book 11497, page 836, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 3300, page 6, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Subject to a Easement appearing of record in Record Book 3250, page 299, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 4048 Yoest Drive, Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Karen Johnson Davidson County
Batch# 264335 **DEEDWARR**
07/31/2019 08:55:23 AM 2 pgs
Fees: $13.00 Taxes: $943.50

20190731-0075218

Witness my hand this 30th day of July, 2019

James Alex Koellein, II

Mary Parkhurst Koellein

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, James Alex Koellein, II and Mary Parkhurst Koellein, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th of July, 2019.

Melissa D. Rogers

Notary Public
My Commission Expires: 3/23/21

