This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#R35-9

ADDRESS NEW OWNER:
Dan Midgett
312 South Maple Street, Suite B
Lebanon, TN 37087

SEND TAX BILL TO:
Owner

MORTGAGEE:
n/a

Parcel ID:
149-08-0-037

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael Francis Coushman and wife, Nikki L. Coushman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Dan Midgett, Philip Dillingham, and Jim Ryan,** hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Dorhill Acres, Section One, of record in Plat Book 2330, Page 2, Register's Office for said County, to which reference is made for a more complete description.
>
> Being the same property conveyed to Michael Francis Coushman by Deed dated August 28, 1995 from William L. Gullick and wife, Sandra C. Gullick, recorded August 30, 1995, in Book 9778, Page 427, Register's Office for Davidson County, Tennessee.
>
> Nikki L. Coushman joins in this conveyance for the purpose of conveying any marital interest she may have, as the spouse of Michael Francis Coushman.

This is improved property known as 2733 Anderson Road, Nashville, TN 37217. Possession is to be given on August 2, 2019.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and do warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

Karen Johnson Davidson County
Batch# 266466 DEEDWARR
08/05/2019 09:11:30 AM 3 pgs
Fees: $18.00 Taxes: $407.00
20190805-0077065

WITNESS our hands this the 2nd day of August, 2019.

Aug 2, 2019
Michael Francis Coushman

Nikki L. Coushman

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Michael Francis Coushman and wife, Nikki L. Coushman,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of August, 2019.

NOTARY PUBLIC

J. DAVID LEE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 6/6/21

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$110,000.00.**

AFFIANT

Subscribed and sworn to before me on this 2nd day of August, 2019.

NOTARY PUBLIC

My Commission Expires: 6/6/21

J. DAVID LEE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, do hereby make oath that I am a licensed attorney and/or the 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.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES: 2-4-20