Karen Johnson Davidson County
Batch# 269629 DEEDWARR
08/12/2019 08:40:30 AM 4 pgs
Fees: $23.00 Taxes: $2,886.00
20190812-0079772

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $780,000.00.

Debbie A. Kress
Affiant

Subscribed and sworn to me this 8th day of August, 2019.

Jill Simmons
NOTARY PUBLIC

My Commission Expires: 9-4-19

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLY LAW FIRM (PHP)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32399

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Rob Coleman and Shari Coleman and Austin Coleman 531 5th Avenue N #503 Nashville, TN 37219	New Owner	093-61-B-636.00 CO-

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Scott McGilberry and wife, Leslie McGilberry**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **Robert D. Coleman and Shari Coleman, husband and wife, as to 50% undivided interest, and Austin D. Coleman, an unmarried man, as to 50% undivided interest, as tenants in common with right of survivorship**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit FD 503, The Kress Lofts, Phase II, Amendment No. 4 to Master Deed, the Kress Lofts Condominiums, of record in Instrument No. 20071220-0146058, Amended at Instrument No. 20080331-0032083, and Scrivener's Affidavit recorded at Instrument No. 20080118-0006035, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Scott McGilberry and wife, Leslie McGilberry by Warranty Deed from Mary Nell Bryan, unmarried, recorded on August 25, 2015 in Instrument No. 20150825-0085516, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2019 property taxes which have been prorated by the parties and assumed by the Grantee(s), and taxes or special assessments which are not shown as existing liens by the public records.
2. Capitol Mall Redevelopment Project containing restrictive covenants of record in Book 7423, page 374; Book 8421, page 587; Book 9208, page 613; Book 10512, page 464; Instrument No. 20020626-0076795; and Instrument No. 20050124-0008719, Register's Office for Davidson County, Tennessee.
3. Charter of The Kress Lofts Homeowners' Association, Inc., of record in Instrument No. 20051126-0142924, Register's Office for Davidson County, Tennessee.
4. Amendment to Metro Ordinance of record in Instrument No. 20130903-0092714, Register's Office for Davidson County, Tennessee.
5. Metro Ordinance No. BL 2009-436 of record in Instrument No. 20130903-0092715, Register's Office for Davidson County, Tennessee.
6. Restrictions as set forth in the Quitclaim Deed of record in Instrument No. 20051201-0144514, Register's Office for Davidson County, Tennessee.
7. Application to Combine Parcels of record in Instrument No. 20061127-0145769, Register's Office for Davidson County, Tennessee.
8. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 231 5th Avenue N, Apt #503, Nashville, TN 37219.

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 the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

WITNESS my/our hand(s) this 8th day of August, 2019.

Scott McGilberry

Leslie McGilberry

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Scott McGilberry and Leslie McGilberry to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that executed the same as free act and deed.

Witness my hand and official seal this 8th day of August, 2019.

NOTARY PUBLIC

My Commission Expires: 9-13-2021

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

TRUE COPY CERTIFICATON

I, Jill Simmons, 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.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained

Notary Public

My Commission Expires: 9-16-2020

