Name and Address of New Owner:
Tyler James Coon
4401 Cato Road, Nashville, Tennessee 37218

Send Tax Bills To:
Tyler James Coon
4401 Cato Road, Nashville, Tennessee 37218

Karen Johnson Davidson County
Batch# 276637 DEEDWARR
08/27/2019 08:33:29 AM 2 pgs
Fees: $13.00 Taxes: $943.50
20190827-0085952

This Instrument Prepared By:
Dellana Lowhorn
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 058-00-0-043.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Sheryl Denise Peach and spouse, Micheal Pach**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Tyler James Coon, an unmarried man** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

A tract or land in the 13th Civil District of Davidson County, Tennessee, and described according to a survey made by Stephen A. Draper, September 25, 1956, as follows:

BEGINNING at a point in the center of Cato Road, said point being the northeast corner of the property conveyed to John Denton and wife, Billie Christine Denton, by deed from Elbert J. Davidson and wife, Rhiney L. Davidson, of record in Book 2696, Page 281, Register's Office for said county; thence South 72 degrees 30 minutes West 445 feet to a point; thence North 2 degrees 45 minutes East 200 feet to a point; thence North 72 degrees 30 minutes East 345 feet to a point in the center of Cato Road; thence South 30 degrees East 200 feet to the point of beginning.

Being the same property conveyed to Sheryl Denise Peach, by Quitclaim Deed from William G. Brown and Barbara A. Brown, recorded April 19, 2016, of record in Instrument No. 20160419-0037632, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 4401 Cato Road, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 8-BR19-4401

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21st day of August, 2019.

Sheryl Denise Peach (SEAL)

Michael Peach (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of August, 2019, before me personally appeared Sheryl Denise Peach and Michael Peach, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of August, 2019.

DELLANA LOMAHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Signature
My commission expires: 3-8-2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $255,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
21st day of August, 2019.

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-07-2023

Notary Public
My commission expires: 3/7/23
File No. 2019-486