WARRANTY DEED

Karen Johnson Davidson County
Batch# 285499 DEEDWARR
09/13/2019 03:42:30 PM 4 pgs
Fees: $23.00 Taxes: $1,840.75
20190913-0093211

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $497,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Notary Public

MY COMMISSION EXPIRES: 9.16.2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
GBKA Properties, LLC	GBKA Properties, LLC	
(NAME)	(NAME)	
419 Indian Hills Drive	419 Indian Hills Drive	105-10-0J-010.00
(ADDRESS)	(ADDRESS)	
Bowling Green, KY 42103	Bowling Green, KY 42103	
(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 considerations, the receipt of which is hereby acknowledged, **We Robert Coleman and Shari Coleman, as tenants by the entirety**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **GBKA Properties, LLC**, hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Unit Ten (10) of The Nines at Wedgewood Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for the Nines at Wedgewood Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20150930-0099342, Register's Office for Davidson County, Tennessee to which reference is hereby made.

Being the same property conveyed to Robert Coleman and Shari Coleman, as tenants by the entirety, their heirs and assigns by Quit Claim Deed from Sterling Acquisitions, LLC, a Tennessee limited liability company, dated 07/29/2019 and recorded 07/30/2019, of record in Instrument 201907300074693, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Instrument 201106270048884, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Instrument 01509300099342, Register's Office for Davidson County, Tennessee. Easement including terms and conditions thereof as recorded in Instrument 200503210030406, Register's Office for Davidson County, Tennessee. Easement including terms and conditions thereof as recorded in Instrument 200504060037548, Register's Office for Davidson County, Tennessee. Easement including terms and conditions thereof as recorded in Instrument 200609250118083, Register's Office for Davidson County, Tennessee. Easement including terms and conditions thereof as recorded in Instrument 200609250118136, Register's Office for Davidson County, Tennessee. Easement including terms and conditions thereof as recorded in Instrument 200610100125949, Register's Office for Davidson County, Tennessee. Rights of others under the terms and conditions contained in the Miscellaneous of record in Instrument 200702060015559, Register's Office for Davidson County, Tennessee. Rights of others under the terms and conditions contained in the HOA of record in Instrument 201907260073623, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1815 Ridley Boulevard, Unit 10, Nashville, TN 37203
(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 11th day of September, 2019.

By: Robert Coleman by Shari Coleman atty in fact Date: 9-11-19
Robert Coleman by Shari Coleman his atty in fact

By: Shari Coleman Date: 9-11-19
Shari Coleman

State of Tennessee
County of Sumner

On this 11th day of September, 2019, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Shari Coleman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Robert Coleman, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. 201909130093210 Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 11th day of September, 2019.

Patti Robitaille

Notary Public:
My Commission Expires: _____

PATTI ROBITAILLE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES MARCH 01, 2023

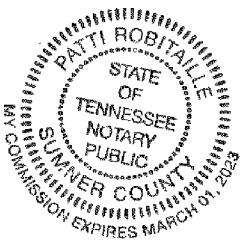
State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shari Coleman, 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.

Witness my hand and Official seal this 11th day of September, 2019.

Patti Robitaille

Notary Public:
My Commission Expires: _____



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

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

