ADDRESS NEW OWNERS and
SEND TAX BILLS:
BOBBY L. COON
204 Sequoyah Trail
Hendersonville TN 37

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 294308 DEEDWARR
10/01/2019 02:44:08 PM 2 pgs
Fees: $13.00 Taxes: $954.60

20191001-0100091

MAP PARCEL NUMBER:
117-11-B-44 & 117-11-B-60

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, JOHN W. RIELS , hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to BOBBY L. COON and MARCIA WEST, as tenants in common, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

Tract 1:

Land in Davidson County, Tennessee, described as follows:

Being Unit C-12, Parcel 44 on the plan of revised, The Villager East Condominium Apartments, of record in Book 5200, Page 235, Register's Office for Davidson County, Tennessee, as corrected by Surveyor's Certificate of Correction of record in Book 5679, Page 78, said Register's Office, to which plan reference is made for a more complete description.

Being the same property conveyed to John W. Riels, unmarried by Warranty Deed from Jack Norman Tutterrow and Victoria B. Tutterrow, recorded July 14, 2000, in Instrument No. 20000714-0069901, Register's Office for Davidson County, Tennessee.

Tract 2:

Land in Davidson County, Tennessee, described as follows:

Unit No. D-12, Parcel No. 60, in a Horizontal Property Regime, which is located on the plat of The Villager East, of record in Book 5200, Page 178, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John W. Riels by Warranty Deed from David F. Rainey, recorded October 25, 2000, in Instrument No. 20001025-0105728, Register's Office for Davidson County, Tennessee

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 3600 Hillsboro Pike, Unit C-12 & D-12, Nashville, Tennessee .

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37075
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TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEES that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and binds himself, his heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 27 day of September, 2019.

John W. Riels

JOHN W. RIELS

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, JOHN W. RIELS, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 27 day of September, 2019.

NOTARY PUBLIC

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

My Commission Expires: 4-19-21

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $258,000.00.

AFFIANT

Subscribed to and sworn before me, this the 27 day of September, 2019.

NOTARY PUBLIC

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

My Commission Expires: 4-19-21

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