Name and Address of New Owner:
Rontae Weaver
2929 Donna Hill Drive, Nashville, TN 37214

Send Tax Bills To:
Rontae Weaver
2929 Donna Hill Drive, Nashville, TN 37214

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

Karen Johnson Davidson County
Batch# 317387 DEEDWARR
11/19/2019 11:31:30 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20191119-0119330

Map & Parcel No: 073-15-0-007.00

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, **Timothy W. Coleman, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Rontae Weaver,** "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:

Being Lot No. 32, Revision of Section One, Sunset View, as shown by plat of record in Plat Book 2663, Page 27 and 28, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Timothy W. Coleman, an unmarried man by Warranty Deed from Eugene J. Miller and wife, Merri-Lynn Miller, recorded on November 02, 2011, and of record in Instrument No. 20051102-0132558, Register's Office for Davidson County, Tennessee.

This is improved property known as 2929 Donna Hill Drive, Nashville, TN 37214.

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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 13th day of November, 2019.

Tim Coleman by Brad Pendleton POA (SEAL)
Timothy W. Coleman by Bradley Pendelton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Bradley Pendleton with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged her/himself to be the Power of Attorney for Timothy W. Coleman, the within named bargainor, and she/he as such Power of Attorney being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Bradley Pendleton by himself as Power of Attorney.

Witness my hand and official seal at Nashville, Tennessee, this 13 day of November 2019.

My Commission Expires:
_____

NOTARY PUBLIC

JOHN ALFRED BELL JR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

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 $275,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

DELLANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
(Affiant)

Sworn to and subscribed before me this 13th day of November, 2019.

_____
Notary Public
My commission expires: 3/8/2021
File No. 2019-736

True Copy Certification

I, Dellana Lowhorn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: 12.03.19