Karen Johnson Davidson County
Batch# 334609 DEEDWARR
12/26/2019 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20191226-0133207

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: July 5, 2021
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
BERYL BUCKINGHAM-WILLIAMS
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-122124

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Potter Brothers, LLC	Potter Brothers, LLC	
(NAME) 7003 Old Clarksville Pike	(NAME) 7003 Old Clarksville Pike	091-11-0-166.00
(ADDRESS) Joelton TN 37080	(ADDRESS) Joelton TN 37080	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Five Thousand And No/100 Dollars ($405,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CRAIG A. COLEMAN, A MARRIED MAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO POTTER BROTHERS, LLC, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Lot No. Westerly 10 feet of Lot No. 803, all of Lot 805 and the Easterly 15 feet of Lot No. 807 on the Plan of No. 1 Plan of West Nashville of record in Plat Book 57, Pages 74 and 75, in the Register's Office.

Said Lot and parts of said Lots adjoin and front together 50 feet on the Northerly side of Indiana Avenue and run back between parallel lines 150 feet to an alley on which they measure together 50 feet.

Being the same property conveyed to Craig A. Coleman by Warranty deed from Janice G. Luke and Debra K. Williams, all of the Heirs at Law of Delores P. Burns, Deceased of record in Instrument No. 20130829-0091456 Register's Office for Davidson County, Tennessee, dated August 28, 2013 and recorded on August 29, 2013.

Spouse of Grantor has never occupied said property as thir primary residence.

unimproved ☐
This is improved ☒ property, known as 4902 Indiana Avenue, Nashville, TN 37209
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Craig A. Coleman, a married man this 23 day of December, 2019.

Craig A. Coleman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 23rd day of December, 2019, before me personally appeared Craig A. Coleman, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd day of December, 2019.

Notary Public

My Commission Expires: July 5, 2021

(SEAL)

CHERYL BUCKINGHAM-MIMMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Beth Thomas, do hereby make oath that I am a licensed attorney and/or 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.

Beth Thomas

Signature

State of TENNESSEE
County of DAVIDSON

Personally appears before me, Sonya Starnes, a notary public for this County and State, Beth Thomas, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sonya C. Starnes

Notary's Signature

My Commission Expires: 5/9/2023
Notary' Seal (if on paper)

