Karen Johnson Davidson County
Batch# 341487 DEEDWARR
01/10/2020 10:56:31 AM 2 pgs
Fees: $13.00 Taxes: $740.00
20200110-0003686

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $200,000.00. Affiant Subscribed and sworn to before me This 8th day of January 2020. Notary Public My Commission Expires: 6/1/2023

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

Address New Owners as:	Tax Bill To:	Map / Parcel
Gotham Contracting, LLC 919B Cahal Ave Nashville, TN 37206	New Owner	082 03 0 174.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. 19-04-15968

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 sufficiency of all of which are hereby acknowledged, **Peggy D. Mathes, administrator for Estate of Michael Coleman,** (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto **Gotham Contracting, LLC, a Tennessee Limited Liability Company,** (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

BEING the northerly 50 feet of Lot Number 37 on the plan of the Benedict Land Company Subdivision of the Lindsley Tract of record in Book 332, Page 40, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael Coleman, by Quitclaim Deed from Helen Joyce Babb of record in Instrument 20150123-0006723, Register's Office for Davidson County, Tennessee.

This is improved property known as 1018 Stockell Street, Nashville, TN 37207.

This conveyance is subject to the following:

1. Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
2. Subject to all matters as disclosed on Plat Book 332, Page 40, said Register's Office.
3. Subject to orders in Probate File 15P2095

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 8th day of January, 2020.

The Estate of Michael Coleman

Peggy D. Mathes, Administrator

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Peggy D. Mathes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Administrator to The Estate of Michael Coleman, and as such Administrator acknowledged that she is authorized to execute the foregoing instrument on behalf of The Estate of Michael Coleman, the within named bargainor, a limited company, and that she as such Administrator, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by herself as Administrator.

Witness my hand and seal, at Nashville, Tennessee, this 8th day of January 2020.

Notary Public

My Commission Expires: 6/11/2023

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM