File 33033-8

Box 14

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 376324 **DEEDWARR**
03/24/2020 08:16:21 AM 2 pgs
Fees: $13.00 Taxes: $815.85

20200324-0031675

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $220,500.00.

Affiant

Subscribed and sworn to before me, this the 20th day of March, 2020.

Notary Public

My commission expires: 5/9/23

(AFFIX SEAL)

COLLEEN WALTERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **William R. Coles, Sr.**<br>**Melinda Coles** | **OWNERS** | **Map 131-01-0-D Parcel 182.00co** |
| **1045 Gateway Lane** | | |
| **Nashville, TN 37220** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Elizabeth S. Caldwell and W. Fletcher Caldwell, wife and husband**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**William R. Coles, Sr. and Melinda Coles, husband and wife**

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 Unit 182, as shown on the Plat of Georgetown Apartments, a condominium, of record in Book 5200, Page 4, Register's Office for Davidson County, Tennessee, together with an undivided .410% interest in the common elements of 5025 Hillsboro Homeowners' Association, of record in Book 5211, Page 325, said Register's Office. Said Unit is also known as Apartment 21-H.**

**Being the same property conveyed to Elizabeth Hillman Shell, an unmarried woman, by Warranty Deed dated March 13, 2009 from Martin Gailbraith, an unmarried man, of record in Instrument No. 20090317-0023921, Register's Office for Davidson County, Tennessee. The said Elizabeth Hillman Shell having quitclaimed the property to Elizabeth S. Caldwell and W. Fletcher Caldwell, wife and husband, for the purpose of marital status, by Quitclaim Deed dated February 11, 2015, of record in Instrument No. 20150211-0012804, Register's Office for Davidson County, Tennessee. Scrivener's Affidavit of Preparation correcting the grantee's vesting, of record in Instrument No. 20150324-0025281, said Register's Office.**

**This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 5200, Page 4, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4308, Page 575, Register's Office for Davidson County, Tennessee. (3) Master Deed of 5025 Hillsboro HOA, of record in Book 5211, Page 325 amended in Book 5616, Page 133 and Book 6079, Page 516, and Resolution to Master Deed in Instrument No. 20120731-0067332, said Register's Office. Change of Trustee in the Master Deed and By-Laws of record in Instrument No. 20120823-0076049, said Register's Office. (4) By-Laws of 5025 Hillsboro Homeowners' Association, Inc., of record in Book 5211, Page 345, said Register's Office. (5) Charter of 5025 Hillsboro Homeowners' Association, of record in Book 5233, Page 459, said Register's Office. (6) Overhead Easement to Metro Government of record in Book 7873, Page 859, said Register's Office. (7) Easement conveyed to Comcast, of record in Instrument No. 20110620-0047283, said Register's Office. (8) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.**

This is improved (__x__) Unimproved (____) property, known as **5025 Hillsboro Pike 21H, Nashville, TN 37215**

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 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.

**Witness my/our hand(s) this 20th day of March, 2020.**

Elizabeth S. Caldwell

W. Fletcher Caldwell

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Elizabeth S. Caldwell and W. Fletcher Caldwell,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **20th** day of **March, 2020.**

**Notary Public**

**My Commission Expires:** 10-7-2023

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.