THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 200325507** Karen Johnson Davidson County Batch# 380753 **DEEDWARR** 04/02/2020 09:23:49 AM 2 pgs Fees: $13.00 Taxes: $3,310.94 20200402-0035302	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $894,850.00. Affiant Subscribed and sworn to before me, this 1st day of April, 2020. Notary Public My Commission Expires:

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner: Jessie Sauer 1205 Paris Avenue #212 Nashville, TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-16-0-236.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Roger Lewis Cole, Jr, and wife, Sarah Ella Cole,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jessie Sauer, unmarried,,** ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly One-Half of Lot No. 221 on the Plan of Belmont Land Company's Plan Lots Called "Belmont Heights" of record in Plat Book 421, Page 34, in the Register's Office for Davidson County, Tennessee, Said East Half of Lot No. 221 Fronts 50.0 feet on the South side of Beechwood Avenue and runs back between parallel lines 175.0 feet to an alley

Being the same property conveyed to Roger Lewis Cole, Jr. and wife, Sarah Ella Cole by Warranty deed from Warren Bainridge and wife, Candi Bainridge of record in Instrument No. 20130503-0044712 Register's Office for Davidson County, Tennessee, dated May 01, 2013 and recorded on May 03, 2013.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 421, Page 34, Register's Office for Davidson County, Tennessee.

Overhang Agreement of record in Instrument Number 20060519-0059158, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1909 Beechwood Avenue Nashville TN 37212

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and

binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of April, 2020.

Roger Lewis Cole, Jr

Sarah Ella Cole

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Roger Lewis Cole, Jr and Sarah Ella Cole, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of April, 2020.

Notary Public
My Commission Expires: _____