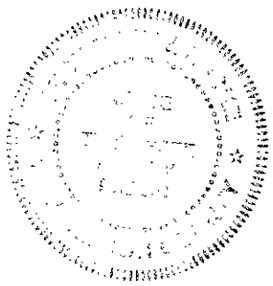
Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $328,500.00.

Affiant

Subscribed and sworn to before me, this 31st day of March, 2020.

Notary Public

My commission expires: 9/29/21

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
415 Main Street, Franklin, TN 37064

Karen Johnson Davidson County
Batch# 381463 DEEDWARR
04/03/2020 11:15:10 AM 2 pgs
Fees: $13.00 Taxes: $1,215.45

20200403-0035934

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Sterling Austin Coley and Chloe B. Coley		133-03-0-116.00
3312 Mimosa Dr	NEW OWNER	
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Scott Lenox and Elizabeth M. Lenox, husband and wife

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Sterling Coley and Chloe Coley, husband and wife

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Glencoe Acres Section I of record in Plat Book 1835, Page (s) 137 and 138, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Scott Lenox and Elizabeth M. Lenox by Warranty deed from Matthew F. Strader unmarried of record in Instrument No. 20050803-0091298 Register's Office for Davidson County, Tennessee, dated July 29, 2005 and recorded on August 03, 2005.

Being the same property conveyed to Scott Lenox and Elizabeth M. Lenox, husband and wife by Quitclaim deed from Scott Lenox and Elizabeth M. Lenox of record in Instrument No. 20170124-0007696 Register's Office for Davidson County, Tennessee, dated January 17, 2017 and recorded on January 24, 2017.

This is improved property known as **3312 Mimosa Dr., Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 31st day of March, 2020.

Scott Lenox

Elizabeth M. Lenox

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Scott Lenox and Elizabeth M. Lenox, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 31st day of March, 2020.

Notary Public
My Commission Expires: 9/29/21

SolomonParks File No. 20-000030-525