Name and Address of New Owner:
Caroline L. Miller and Michael E. Ferral
1308 McAlpine Avenue
Nashville, TN 37216

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greg Fairbetter
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 419748 DEEDWARR
06/19/2020 08:43:30 AM 4 pgs
Fees: $23.00 Taxes: $1,572.50
20200619-0065009

Map & Parcel No: 06116037000

WARRANTY DEED

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 legal sufficiency of which are hereby irrevocably acknowledged, **Scotty L. Coleman and Cari M. Coleman, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Caroline L. Miller and Michael E. Ferral, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat Resubdivision Lots 1 & 2 of Lots 1 & 2 Resubdivison of Lot 44 Kennedy & Graves Subdivision of Blocks G & D Monte Vista of record in Instrument No. 20151124- 0119243, 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 Scotty L. Coleman and Cari M. Coleman, husband and wife by Warranty Deed from M Properties, LLC, a Tennessee limited liability company, dated September 28, 2017, of record in Instrument No. 20171004-0102014, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; (3) All matters shown on the Plan of record in Instrument No. 20151124- 0119243; (4) Easement of record in Book 10439, page 219; (5) Agreement fore Maintenance of Joint Driveway of record in Instrument No. 20171013-0105270, Register's Office for Davidson County, Tennessee.

Improved property known as: 1308 McAlpine Avenue, Nashville, TN 37216

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of June, 2020.

_____(SEAL)
Scotty L. Coleman

Cari M. Coleman by Chelsea Dazzi Kan (SEAL)
Cari M. Coleman by Chelsea Dazzi Kan,
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of June, 2020, before me personally appeared Scotty L. Coleman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of June, 2020.

_____
Notary Signature
My commission expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, the within named Chelsea Dazzi Kan, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Cari M. Coleman, pursuant to a Specific Power of Attorney dated 5/14/2020, 2020, and filed of record in Instrument No. 202006190065008 in the Register's for Davidson County, Tennessee, and further acknowledged that they executed the same as the free act and deed of Chelsea Dazzi Kan, as her attorney in fact.

Witness my hand and official seal this 15 day of June, 2020.

Notary Public _____

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

My Commission
Expires:

AFFIDAVIT OF VALUE

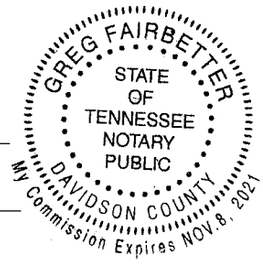
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $425,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
15th day of June, 2020.

Notary Public
My commission expires:_____
File No. 20-1057



True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212