Karen Johnson Davidson County
Batch# 428522 DEEDWARR
06/30/2020 12:04:06 PM 2 pgs
Fees: $13.00 Taxes: $888.00

20200630-0070682

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$240,000.00**

Betty Kretchik Coleman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF JUNE, 2020.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ADVENT INVESTCO, LLC	Advent Investco, LLC	**091-13-0-245.00**
(NAME) **2305 CRUZEN STREET**	(NAME) 2305 Cruzen Street	
(ADDRESS) **NASHVILLE, TN 37211-2106**	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, BETTY KRETCHIK COLEMAN, MARRIED, FORMERLY KNOWN AS BETTY LOU KRETCHIK,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ADVENT INVESTCO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR 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 Lot No. 8, Block "I", on the Map of First Section of Crolywood Subdivision, of record in Book 1130, Page 65, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Betty Lou Kretchik, unmarried, from Douglas Steven Denning and Kathey F. Denning, as tenants in common pursuant to a divorce decree, by deed dated January 31, 1978, of record in Book 5248, Page 554, Register's Office for Davidson County, Tennessee. Betty Lou Kretchik has since married and is now known as Betty Kretchik Coleman.

This conveyance is subject to matters shown on the Plan of record in Book 1130, Page 65, Register's Office for Davidson County, Tennessee.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.****

Unimproved ( )
This is improved(X) property, known as **416 EAST BEND DRIVE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 hand this 26th day of June, 2020.

Betty Kretchik Coleman

BETTY KRETCHIK COLEMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Betty Kretchik Coleman**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26 day of June, 2020.

My commission expires: **May 2, 2022**

Lee A. Cohen

Notary Public

