RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 450952 DEEDWARR
08/05/2020 12:01:37 PM 2 pgs
Fees: $13.00 Taxes: $6,560.10

20200805-0086887

Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,773,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of July, 2020.

Notary Public

My commission expires: 5-9-2023

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Robert Frutchey	New owner	145-14-0B-001.00-CO
5406 Granny White Pike		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KERRY S. COOMBS AND HOLLY A. COOMBS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT FRUTCHEY, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 No. A of Homes at 5406 and 5408 Granny White Pike, as shown on the site plan attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Homes at 5406 and 5408 Granny White Pike, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20151116-0116231, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kerry S. Coombs and Holly A. Coombs, husband and wife by Warranty deed from Timothy C. Harvey, married of record in Instrument No. 20180315-0024401 Register's Office for Davidson County, Tennessee, dated March 09, 2018 and recorded on March 15, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 5406 Granny White Pike, Brentwood, TN 37027, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of July, 2020.

Kerry S. Coombs

Holly A. Coombs

STATE OF OHIO
COUNTY OF ~~Ohio~~ Franklin

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kerry S. Coombs and Holly A. Coombs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of July, 2020.

Notary Public

My Commission Expires: 12/22/2021

NOTARY PUBLIC STATE OF OHIO

DANIELLE MENZER
Notary Public, State of Ohio
My Comm. Expires 12-22-2021
Recorded in Hamilton County