Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

Karen Johnson Davidson County
Batch# 462802 DEEDWARR
08/24/2020 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $843.60
20200824-0095511

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $228,000.00

Marcela Soares Beals
Affiant

Subscribed and sworn to before me this 24th day of August, 2020.

Notary Public
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Marcela Soares Beals and Trevor Beals 190 Townes Drive Nashville TN 37211	FirstBank Mortgage 318 Seaboard Lane, Suite 205 Franklin, TN 37067	162-06-0-155

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **John D. Coates and Shelby A. Coates, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Marcela Soares Beals and Trevor Beals, wife and husband,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 95, Section Two, Fair Oaks, of record in Book 4460 Page 52-53, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to John D. Coates and wife, Shelby A. Coates by Deed from The Estate of Mary E. Ferrell of record in Instrument No. 20151211-0124933, Register's Office for Davidson County, Tennessee, and dated December 9, 2015.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Fair Oaks of record in Book 4460 Pages 52-53 Register's Office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded in Book 4556, Page 718 Register's Office for Davidson County, Tennessee.

This property is improved property known as 190 Townes Drive, Nashville, TN 37211

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 24th day of August, 2020.

John D. Coates

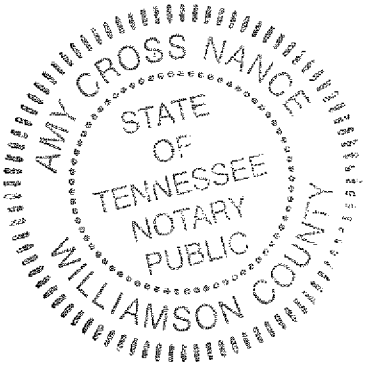
Shelby A. Coates

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of August, 2020, before me personally appeared John D. Coates and Shelby A. Coates, 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 24th day of August, 2020.

Notary Signature
My commission expires: 2/12/23



I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Notary Signature

My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY