Prepared by T. Jake Wolaver
Middle Tennessee Law Group, PLLC
809 South Main Street, Suite 100
Columbia, TN 38401

Return to Rudy Title
Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JW-SB-KES-20-519

Karen Johnson Davidson County
Batch# 489528 DEEDWARR
10/05/2020 01:52:32 PM 3 pgs
Fees: $18.00 Taxes: $662.30
20201005-0115059

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Seth Charles Anderson Coble**, an unmarried person, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Amber Lee Kessler and husband, Ben Kessler**, as tenants by the entirety, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> Land situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for 519 Freda Villa Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20181226-0125205, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to FIRST PARTY herein by deed of record as Instrument No. 20190429-0039000 Register's Office of Davidson County, Tennessee.
>
> Being also known as 519 Freda Villa, Unit A, Madison, Tennessee 37115.
>
> Tax/Map ID: 051-11-0B-001.00
>
> Description same as previous deed.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that he is lawfully seized and possessed of said real estate, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by SECOND PARTY; Covenants, Conditions and Restrictions of record in Instrument Number 20181226-0125205, and Book 3928, Page 103,

Register's Office of Davidson County, Tennessee; Sewer Easement of record in Book 4645, Page 670, Register's Office of Davidson County, Tennessee; Driveway Easement of record in Book 6047, Page 397, Register's Office of Davidson County, Tennessee; rights of others in and to the common areas and/or elements; and applicable utility and drainage easements, building setback lines and other matters as shown on recorded plats of record in Plat Book 4470, Page 168, and Exhibit "B" attached to Covenants, Conditions and Restrictions in Instrument No. 20181126-0125205, Register's Office for Davidson County, Tennessee..

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 30 day of September, 2020.

Seth Charles Anderson Coble

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, Seth Charles Anderson Coble, with whom I am personally acquainted, and who acknowledged under oath that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30 day of September, 2020.

My commission expires:
5-22-2023

Mark Richards
Notary Public

MARK RICHARDS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 05-22-2023

STATE OF TENNESSEE - DAVIDSON COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $179,000.00.

Affiant

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

My commission expires:
7/1/24

Notary Public

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

NEW PROPERTY OWNERS:

519 Freda Villa

Madison, TN 37115

PERSON(S) RESPONSIBLE FOR TAXES:

NEW OWNER