BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 493737 DEEDWARR
10/12/2020 09:12:32 AM 2 pgs
Fees: $13.00 Taxes: $621.75

20201012-0118034

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,040.00

Douglas R. Faria
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6 DAY OF October 2020.

Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas Faria and Christopher Coberly	Shelter Lending Services, LLC	
(NAME)	(NAME)	
501 Holt Valley Road	4000 W. Brown Deer Rd. Ste. E	128 11 0 037.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Brown Deer, WI 53209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ALFRED R. FARIA, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DOUGLAS FARIA, UNMARRIED AND CHRISTOPHER COBERLY AND ANDREA COBERLY, HUSBAND AND WIFE, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 5, on the Plan of HOLT MEADOWS, of record in Book 4300, Page 174 and RESUBDIVISION RESERVED PARCEL HOLT MEADOWS RECORDED in Book 5190, Page 656, Register's Office for said County.

Said Lot No. 5 which is a corner lot, fronts 85 feet on the Southerly margin of Holt Valley Road and fronts 80.78 feet on the Easterly margin of Meadow Lane Drive, said frontages being joined by a curve having a length of 39.27 feet, and extended back 142.21 feet on the Easterly line and 127.67 feet on the Southerly line to a point of intersection.

Being the same property conveyed to Alfred R. Faria and wife Stella R. Faria, by Warranty Deed from William Taft McNeal and wife, Cathy Louise McNeal, of record in Book 9608, Page 879, in the Register's Office of Davidson County, Tennessee, dated February 27, 1995 and recorded on March 02, 1995.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 501 Holt Valley Road, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

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 6th day of October, 2020

Faria

ALFRED R. FARIA

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 Alfred R. Faria, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of October, 2020.

Commission expires:

Notary Public

