THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Elizabeth Cost
778 Cottage Park Drive
Nashville, TN 37207
SEND TAX BILLS TO:
new owners

Karen Johnson Davidson County
Batch# 502023 **DEEDWARR**
10/27/2020 12:36:23 PM 2 pgs
Fees: $13.00 Taxes: $1,232.10
20201027-0124287

WARRANTY DEED

(Map 060-11-0B; Parcel 029.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **MICHAEL PALMER COLEMAN AND GENESIS ANDREINA RODRIGUEZ SANZ, HUSBAND AND WIFE,** hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **ELIZABETH COST, AN UNMARRIED WOMAN,** hereinafter referred to as "Grantee", her heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being all of Unit 29, Cottage Park, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions, as shown on plat of record in Instrument No. 20151203-0122006, as amended in Instrument No. 20160126-0007567, and 20160928-0102452 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> BEING the same property conveyed to Michael Palmer Coleman and Genesis Andreina Rodriguez Sanz, husband and wife, by Warranty Deed dated April 4, 2018 from D225, LLC., a Tennessee limited liability company, recorded April 6, 2018, in Instrument Number 20180406-0032402, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 778 Cottage Park Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: ABR 20 778

same is unencumbered except as noted herein, and for the 2020 real property taxes which will be prorated at closing and paid by the Grantor.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDs and signatures on this the 23rd day of October, 2020.

MICHAEL PALMER COLEMAN

GENESIS ANDREINA RODRIGUEZ SANZ

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 Michael Palmer Coleman and Genesis Andreina Rodriguez Sanz, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of October, 2020.

Notary Public

My Commission Expires: May 15, 2021

(SEAL)

J. KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $333,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 23rd day of October, 2020.

Notary Public

My commission Expires: May 15, 2021

File No. GTS1-2020-1021

J. KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN