Karen Johnson Davidson County
Batch# 502258 DEEDWARR
10/28/2020 09:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,072.63
20201028-0124684

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/30/21
(AFFIX SEAL)

W-SB-KW-20-1015

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
William Shea Coe and Wendi J. Coe	Colten Mortgage	
(NAME)	(NAME)	
1015 Antioch Pike	6021 S. Syracuse Way, Ste 104	**133-00-0-042.01**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211-3001	Greenwood Village, CO 80111	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **VANESSA R. BRIGHT, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM SHEA COE AND WENDI J. COE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 2 on the plan of the Subdivision of the McPherson Lane, as of record in Book 3500, Page 40 Register's Office for said County.

Said Lot No. 2 fronts 85 feet on the Southerly aide of Antioch Pike and extends back 453 feet on the Easterly line and 446.2 feet on the Westerly line, to the Northerly right-of-way line of the L. & N. R. R. property, measuring 125 feet thereon.

Being the same property conveyed to Vanessa R. Bright, single woman by Warranty Deed from Martha Neese Dugger, a widow of record in Instrument No. 20160718-0073222 Register's Office for Davidson County, Tennessee, dated July 12, 2016 and recorded on July 18, 2016.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record in Plat Book 3500, Page 40, Register's Office for Davidson County, Tennessee.
- Roadway easement and maintenance agreement set forth in Warranty Deed of record in Book 3573, Page 619, in the Register's Office for Davidson County, Tennessee.
- Any existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1015 Antioch Pike, Nashville, Tennessee 37211-3001**.

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 20th DAY OF OCTOBER, 2020.

Vanessa R. Bright by Loy Carney
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOY CARNEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of VANESSA R. BRIGHT, and who acknowledged he/she/they executed the same as the free act and deed of the said VANESSA R. BRIGHT.

Witness my hand and official seal, this the 20th of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KARA L. MALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

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

Signature

State of TN

County of WILLIAMSON

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

Notary

BETH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 02, 2023

My Commission Expires: 10/2/2023