Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Return to:
MAGNOLIA
TITLE & ESCROW
1104 Fatherland Street
NASHVILLE, TN 37206

39-B
File #20-1559

Karen Johnson Davidson County
Batch# 518636 DEEDWARR
11/19/2020 12:34:30 PM 3 pgs
Fees: $18.00 Taxes: $6,488.88
20201119-0136342

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Holly A. Williams and Chris G. Coleman, wife and hsuband**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert Cantwell and Quinn Cantwell, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being part of Lot No. 12 on the Map of Carter and Kings Lands, of record in Book 57, page 99, Register's Office for said County, described as follows:

Beginning at a point on the southerly margin of Harding Place, located on the northeast corner of the tract of land conveyed to Trimble Sharber and wife, Magerie H. Sharber, by deed from Kate T. Sharber of record in in Book 2146, page 561 and re-recorded in Book 4174, page 112; thence, in a southerly direction, with a portion of Sharbers easterly line, 334 feet, more or less, to a point; thence, in an easterly direction 25 feet to a point; thence, in a southerly direction 22.35 feet, more or less, to a point located on the rear line of Lot No. 5 Block "R" on the plan of record in Book 1424, page 25; thence, with a portion of said rear line, in an easterly direction 100.6 feet, more or less to a point, located on the southwesterly rear corner of the property conveyed to Alan J. Kaufman and wife, Donice Kaufman by deed of record in Book 7445, page 718, said Register's Office; thence, with Kaufman's westerly line, in a northerly direction 565.88 feet, more or less, to a point located on the said southerly margin of Harding Place; thence, with said margin in a westerly direction 125 feet, to the point of beginning.

Being the same property conveyed to Holly A. Williams and Chris G. Coleman, wife and husband, by deed from John Keller and Traci Keller, husband and wife dated May 14, 2019, of record in Inst No. 20190515-0045768, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 3819 Harding Place, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Robert Cantwell **3819 Harding Place** **Nashville, TN 37215**	Newowner	**130-07-0-139.00**

WITNESS THE EXECUTION HEREOF this 13th day of November, 2020.

Holly A. Williams by Angela Y. Williamson, Her Attorney in Fact

Holly A. Williams by Angela Y. Williamson
Her Attorney in Fact

State of Tennessee)
County of Davidson)

On this the 13th day of August, 2020 before me personally appeared Angela Y. Williamson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Holly A. Williams, acknowledged that such person executed the same as the free act and deed of Holly A. Williams.

Notary Public

My Commission Expires: 9/2/24

DESIREE D. MAXWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Chris G. Coleman by Angela Y. Williamson, His Attorney in Fact

Chris G. Coleman by Angela Y. Williamson
His Attorney in Fact

State of Tennessee)
County of Davidson)

On this the 13th day of August, 2020 before me personally appeared Angela Y. Williamson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Chris G. Coleman, acknowledged that such person executed the same as the free act and deed of Chris G. Coleman.

Notary Public

My Commission Expires: 9/2/24

DESIREE D. MAXWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,753,750.00.**

Affiant

Sworn and subscribed before me on this the 13th day of November, 2020.

Notary Public

My Commission Expires: _____

RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

Certificate of Authenticity

I, Leslie Garside, 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 document executed and authenticated according to law.

Leslie Garside

Signature

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: _____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024