THIS INSTRUMENT PREPARED BY:
WILLIAM TIMOTHY HILL
PRICE, HILL & KOLARICH
201 FOURTH AVE NORTH STE 1800
NASHVILLE, TN 37219

Karen Johnson Davidson County
Batch# 542269 DEEDWARR
12/28/2020 10:14:30 AM 6 pgs
Fees: $33.00 Taxes: $1,505.90
20201228-0153434

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
Harris Properties, LLC 1225 Davidson Road Nashville, TN 37205-1027	Harris Properties, LLC 1225 Davidson Rd Nashville, TN 37205	102-14 37

STATE OF TENNESSEE)
COUNTY OF DAIDSON)

The actual consideration or value, whichever is greater, for this transfer is $407,000.00.

AFFIANT

SWORN to and subscribed before me this the 21st day of December, 2020

NOTARY PUBLIC

MY COMMISSION EXPIRES:

CHARLOTTE E. HERRING
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires JULY 5, 2021

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, Grantors, **WARREN ALVIN COLEMAN, III, and RUSSELL COLEMAN,** by these presents do hereby sell and convey unto Grantee, **HARRIS PROPERTIES, LLC, a Tennessee limited liability company,** its successors and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

See Exhibit A

TO HAVE AND TO HOLD the said real estate with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple and have the right to convey it and that the same is unencumbered, except as stated in Exhibit B.

Grantors further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons whatsoever.

WITNESS our hands this 15th day of December, 2020.

WARREN ALVIN COLEMAN, III

STATE OF TENNESSEE)
COUNTY OF Shelby)

Before me, Milia L Robinson, a Notary Public in and for the State and County aforesaid, personally appeared **WARREN ALVIN COLEMAN, III** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 15th day of Dec, 2020, at Shelby, Tennessee.

NOTARY PUBLIC

My Commission Expires: 08-10-2021

MILIA L. ROBINSON STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 08-10-2021 SHELBY COUNTY

Russell Coleman

RUSSELL COLEMAN

STATE OF TENNESSEE)
COUNTY OF Shelby)

Before me, Milia L Robinson, a Notary Public in and for the State and County aforesaid, personally appeared **RUSSELL COLEMAN** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 15th day of Dec, 2020, at Shelby, Tennessee.

NOTARY PUBLIC

My Commission Expires: 08-10-2021

MILIA L. ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 08-10-2021
SHELBY COUNTY

EXHIBIT A

Legal Description

LAND in Davidson County, Tennessee, being Lot No. 314 on the Plan of Brook Meade Subdivision, Section IX, of record in Book 2331, pages 34 and 35, Register's Office for Davidson County, Tennessee.

SAID Lot No. 314 fronts 142.9 feet on the northerly side of Newberry road and runs back between lines 250.0 feet on the westerly line and 402.3 feet on the easterly line to a dead line in the rear on which is measures 209.3 feet.

BEING the same property conveyed to Warren Alvin Coleman, III and Russell Thomas Coleman of record in Instrument No. 20201022-0123047, Register's Office for Davidson County, Tennessee.

This is improved property known as 721 Newberry Road, Nashville, Tennessee 37205.

EXHIBIT B

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises including:

Restrictive Covenants of Record at Book 2436, page 553, Register's Office of Davidson County, Tennessee.

Plat Book 2331, Page 31, Register's Office of Davidson County, Tennessee.

Davidson County Property Taxes for the year 2020 are being paid and prorated at closing.

True Copy Certification

I, Brandy Gomaz, do hereby make oath that I am 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Melissa Foster, a notary public for this county and state, Brandy Gomaz, 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: 10/02/2023

Notary' Seal (if on paper)

