6

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00

James L Wood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of December, 2020

Notary Public I. Dyke Tatum

MY COMMISSION EXPIRES: May 03, 2021

(AFFIX SEAL)

I. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John E. Coleman Jr.	John E. Coleman Jr.	13201010700
(NAME)	(NAME)	
901 Buford Place	901 Buford Place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 544121 **DEEDWARR**
12/31/2020 03:43:33 PM 2 pgs
Fees: $13.00 Taxes: $2,960.00

20201231-0155326

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **James L. Wood ,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **John E. Coleman Jr.,** 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, State of Tennessee, described as follows: to-wit:

Being Lot No. 101 on the Map of Rolling Meadows, as of record in Book 1424, Pages 98 and 99, Register's Office for said County.

Being the same property conveyed to James L. Wood and wife, Carol A. Wood by deed dated August 31, 1973 from Carrie L. Tucker, a widow, of record in Book 4743, Page 26, Register's Office for Davidson County, Tennessee. Carol A. Wood has since died on October 28, 2020 and is survived by her husband James L. Wood. Carol A. Wood is also known as Patricia Carole Wood.

unimproved ☐

This is improved ☑ property, known as 4024 General Bate Drive, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hands this 23rd day of December, 2020.

James L Wood

James L. Wood

State of Tennessee
County of Davidson

On this 23rd day of December. 2020, before me, a Notary Public, within and for the State and County aforesaid, personally appeared James L. Wood, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that he executed the within instrument for the purposes therein contained as his free act and deed.

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

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 20-Coleman

