This Instrument Prepared By:
Brokers Escrow Services, Inc.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

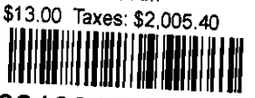
Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

ADDRESS NEW OWNER:
Sarah Coffee
5301B Lousiana Avenue
Nashville, TN 37209

Send Tax Bill to
MORTGAGEE:
FirstBank
722 Columbia Avenue
Franklin, TN 37064

MAP 09107007000

Karen Johnson Davidson County
Batch# 595061 **DEEDWARR**
03/18/2021 10:26:59 AM 2 pgs
Fees: $13.00 Taxes: $2,005.40



20210318-0035953

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert Z. Smeykal and wife, Emily Canady Smeykal** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Sarah Jane Coffee,** an unmarried woman , hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1204, Block 20, on Plan No. 2 West Nashville, of record in Book 57, page 172, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert Z. Smeykal and Emily M. Canady, who having since married to Robert Z. Smeykal is now known as Emily Canady Smeykal, by deed from GALA, LLC a Tennessee limited liability company dated March 10, 2015, of record in Instrument No. 20150311-0020972, Register's Office for Davidson County, Tennessee. Also see Affidavit recorded in Instrument No. 20150313-0021678, Register's Office for Davidson County, Tennessee.

This is improved property known as 5301B Louisiana Ave, Nashville, Tennessee 37209.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:
Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 57, page 172, said Register's Office.
Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 57, page 172, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed

unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 10th day of March, 2021.

Robert Z. Smeykal

Emily Canady Smeykal

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Robert Z. Smeykal and wife, Emily Canady Smeykal**, 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 within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of March, 2021.

NOTARY PUBLIC

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MAY 6, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $542,000.00.

AFFIANT

Subscribed and sworn to before me on this 10th day of March, 2021.

NOTARY PUBLIC
My Commission Expires:

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024