Karen Johnson Davidson County
Batch# 666645 DEEDWARR
06/28/2021 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $684.50
20210628-0087128

WARRANTY DEED

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF June, 2021.

Notary Public

MY COMMISSION EXPIRES: 5-5-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2021-GTE-695

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brendan Shea	SWBC Mortgage Corp.	051 00 0065.01
(NAME)	(NAME)	
608 Creative Way	9311 San Pedro #100 ~~Same as Owner JNH~~	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37115	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **James W. Coffelt, Jr., an unmarried man** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Brendan Shea, a single man** (the "**Grantee**"), his heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in the 4th Councilmanic District of Madison, Davidson County, Tennessee, being the same property conveyed by quitclaim deed Book 4998, page 920, Register's Office for said County and more particularly described as follows:

Beginning in the west right-of-way of Cheron Road, also known as Graveyard Road, approximately 708 feet north of the center of Cheron Road; thence leaving said road, along the north boundary of the Christian Schools, Inc. property record in Instr. No. 20030310-0030899, R.O.D.C., N 86 deg. 42' 34" W, 219. 74 feet to an iron pin in the east line of the property conveyed to the said Christian Schools, Inc. o of record in Instr. No. 20060810-0098319,

R.O.D.C.; thence along said east line N 8 deg. 22' 0 l" E, 72.28 feet to an iron pin at the southwest corner of the property conveyed to said Christian Schools, Inc. in Instr. No. 20021227- 0159465, R.O.D.C.; thence along said south line S 86 deg. 42' 34" E, 215.41 feet to an iron pin at the northerly terminus of Cheron Road; thence along the west right-of-way of Cheron Road (or Graveyard Road) S 4 deg. 56' 00" W, 72.03 feet to an iron pin and the point of beginning and containing 0.36 acres, more or less, according to a survey dated 1/2/09, prepared by Patrick S. Coode, RLS, TN #855.

Being the same property conveyed to James W. Coffelt, Jr. by Special Warranty Deed from Peggy D. Mathes, Administrator to the Estate of James W. Mitchell, of record in Instrument Number 20090515-0044780, Register's Office of Davidson County, Tennessee, dated May 13, 2009 and recorded on May 15, 2009.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2021 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 608 Creative Way, Nashville, TN 37115.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee, his heirs and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee, his heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 23rd day of June, 2021.

GRANTOR:

James W Coffelt

James W. Coffelt, Jr.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared James W. Coffelt, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 23 day of June, 2021.

Notary Public

My Commission Expires: 5/2/2022

TIFFHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022