WARRANTY DEED

Karen Johnson Davidson County
Batch# 670888 DEEDWARR
07/02/2021 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20210702-0090332

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN, 37064-0880

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alexa Swager	New Owner	
(NAME)	(NAME)	
4856 Aster Drive		13316004800
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **We Kenneth Miles Colebank and Wife, Barbara Austin Colebank,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Alexa Swager, a single woman**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Highview Acres Subdivision, as of record in Book 2331, Page 52, Register's Office for said County.

Said Lot No. 15 fronts 83 feet on the easterly side of Aster Drive, and runs back between parallel lines 143 feet to a dead line.

Being the same property conveyed to Kenneth Miles Colebank and wife, Barbara Austin Colebank by Warranty Deed from Joe Grubbs and wife, Nancy Grubbs, dated 01/06/1959 and recorded 01/08/1959 of record in Book 2861, Page 331, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 2331, Page 52, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4856 Aster Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 1273699
Warranty Deed TN

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 30th day of June, 2021.

Kenneth Miles Colebank
Kenneth Miles Colebank

Barbara Austin Colebank
Barbara Austin Colebank

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth Miles Colebank and Barbara Austin Colebank, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of June, 2021.

Notary Public:
My Commission Expires: 3-8-25

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122



Certificate of Authenticity

I, Jamika Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/30/2021.

Date

Jamika Jones
Affiant Signature

7/2/2021
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 2nd day of JULY, 2021.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY