Karen Johnson Davidson County
Batch# 671164 DEEDWARRSP
07/06/2021 12:22:30 PM 8 pgs
Fees: $43.00 Taxes: $2,442.00
20210706-0090717

This instrument prepared by:

Baker Donelson Bearman Caldwell & Berkowitz, PC
1600 West End Avenue, Suite 2000
Nashville, TN 37203
Attn: N. Courtney Hollins

SPECIAL WARRANTY DEED

Address New Owner(s) as Follows:	Name and Address of the Person Responsible for the Payment of Real Property Taxes:	Map-Parcel Number:
ROBERT G. COLEMAN and KAREN L. HARRIS-COLEMAN 381 South Reid Hooker Eads, TN 38028	Same as new owners	Tract 1: 022-00-0-014.00 Tact 2: 022-00-0-013.00 Tract 3: 022-00-0-242.00

FROM: **RONALD E. WALLER and wife, DEBORA L. WALLER, Grantors**

TO: **ROBERT G. COLEMAN and wife, KAREN L. HARRIS-COLEMAN, Grantees**

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00), the receipt and sufficiency of which are hereby acknowledged, RONALD E. WALLER and wife, DEBORA L. WALLER (also known as DEBRA L. WALLER, and also known as DEBORAH L. WALLER) ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto ROBERT G. COLEMAN and wife, KAREN L. HARRIS-COLEMAN, ("Grantees"), their heirs, representatives, successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached

hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved properties known as 7227, 7221 and 7215 Whites Creek Pike, Joelton, TN 37080.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantees, their heirs, representatives, successors and assigns forever.

And Grantors do covenant with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple and Grantors have a good right to convey the Property.

And Grantors do further covenant and bind Grantor, their heirs, representatives, successors and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs, representatives, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantors (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

I, DEBORA L. WALLER, am one in the same as DEBRA L. WALLER, and DEBORAH L. WALLER.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK SIGNATURES AND NOTARY ACKNOWLEDGMENT ON FOLLOWING PAGES]

Witness my hand this 1st day of July, 2021.

GRANTOR:

RONALD E. WALLER

DEBORA L. WALLER

[Notary page to follow.]

NOTARY ACKNOWLEDGMENT

(STATE OF TENNESSEE)

(COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, RONALD E. WALLER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument, for the purposes therein contained.

Witness my hand and official seal, at office in Nashville, Tennessee, the 1st day of July, 2021.

AKIKO BRUBAKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 9, 2023

Notary Public
My Commission Expires: 5/9/23

NOTARY ACKNOWLEDGMENT

(STATE OF TENNESSEE)

(COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, DEBORA L. WALLER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument, for the purposes therein contained.

Witness my hand and official seal, at office in Nashville, Tennessee, the 1st day of July, 2021.

AKIKO BRUBAKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 9, 2023

Notary Public
My Commission Expires: 5/9/23

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is SIXTY HUNDRED SIXTY THOUSAND DOLLARS AND NO/100 ($660,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 1st day of July, 2021.

AKIKO BAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9 2023

Notary Public
My Commission Expires: 5/9/23

EXHIBIT A

PROPERTY DESCRIPTION

TRACT 1:

Land situated in the 14th Civil District of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Beginning at a point in the center of the Springfield and Nashville Pike 650 southeast of Dr. W. E. Felts' southeast corner and running thence with the line of a tract of land sold by Fred M. Smith and W. M. McClanahan to Sare Demontbreum Milliken, on September 20, 1930, south 72 degrees West 750 feet to a stake in J. C. Moore's line; thence, with Moore's line South 18 degrees East 200 feet to a stake; thence, North 72 degrees East 750 feet to the center of the Springfield and Nashville Pike; thence, with the center of said Pike North 18 degrees West 200 feet to the beginning and being that part of the land conveyed to T.H. Railey on September 20, 1930, by Fred M. Smith and wife, Mary B. Smith and W.W. McClanahan and wife, Iva B. McClanahan, which remained after the southerly 100 feet frontage of that tract was heretofore sold off by T.H. Railey.

TRACT 2:

Land in the 14th, formerly 24th, Civil District of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Beginning at a point in the center of the Springfield and Nashville Pike or Whites Creek Pike at the southeast corner of the property conveyed to Herman McNeil and wife, by Thomas B. Lamp and wife, by deed of record in Book 1780, page 97, Register's Office for said County, said point being also 650 feet southeasterly from Dr. Felts southeast corner; thence, with the southern boundary lines of said McNeil property south 72 degrees west 750 feet to the eastern boundary line of the J.C. Moore property; thence with same, south 18 degrees east 100 feet; thence, north 72 degrees east 750 feet to the center of said Pike; thence, with the center of said Pike north 18 degrees west 100 feet to the beginning.

Being the same property conveyed to RONALD WALLER and wife, DEBORA WALLER, by deed from WILLIAM GARY GRIMES, SUSAN GRIMES DOUGHTY, JANAN BORUM, TRUSTEE, JOHN L. BORUM, JR., TRUSTEE, LESA BORUM, TRUSTEE, FRANCEWAY C. STRATTON, STEVEN W. STRATTON, SHELLY S. JONES, and AUSTIN K. STRATTON, of record as Instrument No. 20170918-0095420, dated September 13, 2017, said Register's Office.

Included in the above property description of Tract 1, but specifically excluded is property vested in the STATE OF TENNESSEE, by deed of record in Book 4543, page 854 and Book 4612, page 929, said Register's Office.

TRACT 3:

Land in Davidson County, Tennessee, being Lot 2, as shown on the map entitled 7201 WHITES CREEK PIKE, of record as Instrument No. 20090904-0083420, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to RONALD E. WALLER and wife, DEBORA L. WALLER, by deed from JOSEPH A. FALLS, JAMES R. FALLS, JR., GLENN T. FALLS, WAYNE H. FALLS, PATTI SUE DAVIS, CAROLYN C. COYLE, ALLEN R. CORBITT and GAYE VAN HOOSER of record as Instrument No. 20000118-0005585, dated January 14, 2000, said Register's Office.

EXHIBIT B

ENCUMBRANCES

1. County and City taxes for 2021, a lien, but not yet due and payable.

2. If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

3. Matters shown on the Plan of record as Instrument No. 20090904-0083420, said Register's Office. (Tract 3)

4. Ingress/Egress Easement as set for in deeds of record in Book 4543, page 854, and Book 4612, page 929, said Register's Office. (Tract 1)

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7569, page 389 (Tract 1) and Book 7569, page 386 (Tract 2), said Register's Office.

6. Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record as Instrument No. 20080721-0074588, said Register's Office. (Tract 3)

7. Agreement for Dedication of Easement for Storm Drainage of record as Instrument No. 20080721-0074601, said Register's Office. (Tract 3)

8. Subject to any creek or branch running through or along the boundary line of subject property. (All Tracts)

9. Title to that portion of the premises embraced within the bounds of any streets, roads or highways. (Tract 1 and 2)

True Copy Certification

I, N. Courtney Hollins, 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.

N. Courtney Hollins

State of Tennessee)
County of Davidson)

Personally appeared before me, Cathy Q. Zaborowski, a notary public for this county and state, N. Courtney Hollins who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Express Expires: November 6, 2024
Notary' Seal (if on paper)

