Karen Johnson Davidson County
Batch# 840322 DEEDWARR
04/18/2022 09:31:37 AM 2 pgs
Fees: $13.00 Taxes: $4,347.50
20220418-0043941

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,175,000.00.**

Affiant

Subscribed and sworn to before me, this the 14th day of April, 2022.

Notary Public

My commission expires: 10/23/2023

(AFFIX SEAL)

JENNIFER K. STARNES NOTARY PUBLIC TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Barry Wray Coles **Maribeth Coles**	Owner	**Map 128-07-0-C Parcel 001-00co**
7715 C Sawyer Brown Road		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

David A. Poma and Janice L. Poma, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Barry Wray Coles and Maribeth Coles, husband and wife

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, Tennessee, being Unit A on the Plan of Homes at 7715C Sawyer Brown Rd., a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 7715C Sawyer Brown Rd., a Horizontal Property Regime with Private Elements, of record in Instrument No. 20200727-0082307 and First Amendment recorded in Instrument No. 20220411-0041664, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Homes at 7715C Sawyer Brown Rd., shown on Exhibit "A" to the Declaration of record in Instrument No. 20200727-0082307 and First Amendment recorded in Instrument No. 20220411-0041664, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING part of the same property conveyed to David A. Poma and Janice L. Poma, husband and wife, by Deed dated December 7, 2016, from George T. Reale, Deborah D. Reale, Michael Reale, Adam Reale, Tony Reale, Chris Reale, Elizabeth Delacie Reale, Leslie Reale, Ethan Schmidt and Clare Wilbert Rogers, of record in Instrument No. 20161212-0129950 and by Trustee's Quitclaim Deed dated December 7, 2016, from Jeanne Ann Burton, as Chapter 7 Trustee for Courtney Michelle Reale of record in Instrument No. 20161212-0129949, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record as set out on Exhibit "A" to the Declaration of record in Instrument No. 20200727-0082307, and First Amendment recorded in Instrument No. 20220411-0041664, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Declaration of Covenants, Conditions and Restrictions of Homes at 7715C Sawyer Brown Rd. of record in Instrument No. 20200727-0082307, and First Amendment recorded in Instrument No. 20220411-0041664, and By-Laws appended thereto, Register's Office for Davidson County, Tennessee. 3) Restrictive Covenants contained in instrument of record in Book 4528, Page 468, Register's Office for Davidson County, Tennessee. 4) All matters shown on the Plan of record in Chancery Plan Book No. 2, Page 165, Register's Office for Davidson County, Tennessee. 5) All matters shown on the Boundary Plat of record in Instrument No. 20200630-0070589, Register's Office for Davidson County, Tennessee. 6) Grant of Easement to Piedmont Natural Gas Company, Inc., of record in Instrument No. 20110311-0019615, Register's Office for Davidson County, Tennessee. 7) Agreement for Installation of Grinder Pump-Pressure Sewer System of record in Instrument No. 20180105-0001716, Register's Office for Davidson County, Tennessee. 8) Subject to the right of way of Sawyer Brown Road. 9) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **7715 C Sawyer Brown Road, Nashville, TN 37221**

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 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 hand(s) this **14th** day of **April, 2022.**

David A. Poma

Janice L. Poma

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **David A. Poma and Janice L. Poma,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **14th** day of **April, 2022.**

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 12/14/24