WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. _____

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220340153**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $453000.00. Affiant Subscribed and sworn to before me, this 19th day of April, 2022. Notary Public My Commission Expires: 3/3/26

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 844513 DEEDWARR
04/25/2022 10:38:59 AM 2 pgs
Fees: $13.00 Taxes: $1,676.10
20220425-0047193

WARRANTY DEED

Address New Owner: Sarah J. Gauer 706 Cottage Park Drive Nashville TN 37207	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 060 11 0B 003.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mackenzie Lee Anne Coleman and Benjamin Channing Coleman, Wife and Husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sarah J. Gauer, an unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 3 on the Plan of Cottage Park, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20151203-0122006, as amended in Instrument No(s). 20160126-0007567 and 20160928-0102452, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Benjamin Channing Coleman and Mackenzie Lee Anne Coleman, husband and wife, by Warranty Deed from D225, LLC, a Tennessee limited liability company, of record in Instrument No. 20160902-0092842, in the Register's Office for Davidson County, Tennessee, dated August 31, 2016 and recorded on September 2, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20151203-0122006, as amended in Instrument No(s). 20160126-0007567 and 20160928-0102452.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No(s). 20150317-0022957 and 20161005-0105304.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3984, Page 727.

Easement for Natural Conservation, recorded in Instrument No. 20161005-0105105.

Easement for Drainage, recorded in Instrument No. 20161005-0105145.

Easement for Access and Maintenance, recorded in Instrument No. 20211213-0164878.

This is improved property located at 706 Cottage Park Drive Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of April, 2022.

Mackenzie Lee Anne Coleman

Benjamin Channing Coleman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mackenzie Lee Anne Coleman and Benjamin Channing Coleman, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of April, 2022.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022