THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220741859** Karen Johnson Davidson County Batch# 904113 **DEEDWARR** 08/16/2022 12:02:18 PM 2 pgs Fees: $13.00 Taxes: $1,794.50 20220816-0092774	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $485,000.00. Affiant Subscribed and sworn to before me, this 15th day of August, 2022. Notary Public My Commission Expires:

VIRGINIA DESJARLAIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner: Phillip McCall and Erin McCall, and Barry McCall 3312 Mimosa Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 133 03 0 116.00

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, **Sterling Coley and Chloe Coley, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Phillip McCall and Erin McCall, husband and wife and Barry McCall, a married man, as Joint Tenants with Rights of Survivorship**, ("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 Lot No. 8 on the Plan of Glencoe Acres Section I of record in Plat Book 1835, Page (s) 137 and 138, 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 Sterling Coley and Chloe Coley, husband and wife, by Warranty Deed from Scott Lenox and Elizabeth M. Lenox, husband and wife, of record in Instrument No. 20200403-0035934, in the Register's Office of Davidson County, Tennessee, dated March 31, 2020 and recorded on April 03, 2020.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Glencoe Acres, Section I, as recorded in Plat Book 1835, Page(s) 137 and 138.

Covenants, Conditions and Restrictions as set forth in Building Restriction recorded in Book 1788, Page 495.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2088, Page 534 as amended recorded in Book 2105, Page 633.

Easement recorded in Book 2099, Page 408.

This is improved property located at 3312 Mimosa Drive Nashville TN 37211

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 15th day of August, 2022.

Sterling Coley

Chloe Coley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sterling Coley and Chloe Coley, 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 15th day of August, 2022.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025