Instr:200003020020828 Page: 1 OF 2
REC'D FOR REC 03/02/2000 3:43:32PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1028.60

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,000.00

Alina Elizabeth Coleman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2000.

Dorothy S Potts
Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alina Elizabeth Coleman		064-03A-76
(NAME)	(NAME)	
1808 Clinch Place		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Adrian P. Trumper and wife, Valerie M. Trumper, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alina Elizabeth Coleman, unmarried, 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 Lot No. 157 on the Plan of Phase Twelve, Section Two, Brandywine Pointe, of record in Plat Book 9700, Page 15, as amended in Book 9828, Page 823, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Adrian P. Trumper and wife, Valerie M. Trumper, by deed of record in Book 10175, Page 676, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Adrian P. Trumper and wife, Valerie M. Trumper by Terry DeSelms as their Attorney In Fact pursuant to recorded Power of Attorney of record recorded simultaneously herewith, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1808 Clinch Place, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 28th day of February, 2000.

Adrian P. Trumper
By: Terry DeSelms Attorney in Fact

Valerie M. Trumper
By: Terry DeSelms Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 28th day of February, 2000, before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Valerie M. Trumper and husband Adrian P. Trumper and acknowledged that he executed the same as the free act and deed of the said Valerie M. Trumper and husband Adrian P. Trumper, through Power of Attorney granted Terry DeSelms by the said Valerie M. Trumper and husband Adrian P. Trumper.

Witness my hand and official seal at Nashville, Tennessee this 28th day of February, 2000.

Commission expires: May 26, 2002

Elizabeth E. Triplett Notary Public