WARRANTY DEED

13.00
438.35

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,~~000.00~~ 500.00

Angela Coleman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2005.

JUDITH C. JACOBS NOTARY PUBLIC RUTHERFORD CO. TENNESSEE LARGE

Judith C Jacobs
Notary Public

MY COMMISSION EXPIRES: March 15, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 100, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela Coleman	Angela Coleman	150-01-0/037.00
(NAME) 484 Rural Hill Road	(NAME)	
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 04/05/05 12:02 2 pg
Fees:13.00 Taxes:438.45
20050405-0037068

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, **Walter H. Carter, Trustee**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bryant Coleman and Angela Coleman**, 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. 169, on the Plan of Section One, Edge-o-Lake Estates, of record in Book 3600, page 43, Register's Office for Davidson County, Tennessee.

Said Lot No. 169 fronts 88 feet on the southeasterly margin of Rural hill Road and Extends back 174.93 feet on the northeasterly line and 172.75 feet on the southeasterly line to a dead line in the rear, measuring 72.63 feet thereon

Being the same property conveyed to Walter H. Carter, Trustee of the 484 Rural Hill Road Trust, by deed from Tommy Ray Latham and Patricia Latham dated January 4, 2002 and filed for record as Instrument No. 20020108-0002582 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters as shown on the Plan of record in Plat Book 3600, page 43, Register's Office for Davidson County, Tennessee.

Subject to any and all existing easements and restrictions of record in the Register's Office for Davidson County, Tennessee. The 2005 County Taxes have been assumed by the Grantees

unimproved ☐

This is improved ☒ property, known as 484 Rural Hill Road Nashville, Tennessee 37217

(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 hand this 30th day of March, 2005.

Walter H. Carter, Trustee of the 484 Rural Hill Road Trust

By: Trustee
Walter H. Carter, Trustee of the 484 Rural Hill Road Trust

Walter H. Carter, individually

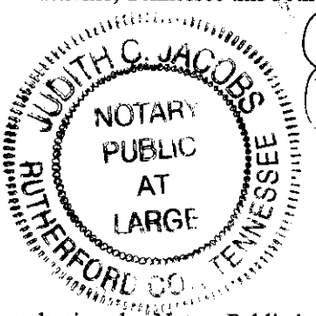
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public within and for the Sate an County aforesaid, personally appeared Walter H. Carter whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the Trustee of 484 Rural Hill Trust the within named bargainer, and that he/ she as such Trustee being authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by himself/herself as such Trustee.

Witness my hand and official seal at Nashville, Tennessee this 30th day of March, 2005.

Commission expires: March 15, 2008



Judith C. Jacobs Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and state, the within named Walter H. Carter the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of March, 2005.

Commission expires: March 15, 2008

Judith C. Jacobs Notary Public

