File No. 250600001

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 6/9/09
(AFFIX SEAL)

MANDY ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Davidson County DEEDWARR
Recvd: 07/06/05 11:30 2 pgs
Fees:13.00 Taxes:728.90

20050706-0077392

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John James Coleman | SIRVA Mortgage, Inc. | Map 087.02-0-043.00 |
| (NAME) 1304 Butterfly Court | (NAME) 6070 Parkland Blvd. | |
| (ADDRESS) Hermitage, TN 37076 | (ADDRESS) Mayfield Heights, Ohio 44121 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Daniel Joseph Griesmer and spouse, Ann Conlon Griesmer, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John James Coleman and Kristy Harris Coleman, husband and wife, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 52, Phase 2, New Hope Meadows Phase II Subdivision, as shown by plat of record in Plat Book 6900, Page 724, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Daniel Joseph Griesmer and spouse, Ann Conlon Griesmer by deed from James C. Taylor and spouse, Robin R. Taylor, Dated for 05/20/1993 and Filed on 06/08/1993 of record in Deed Book 8974, page 547, Register's Office for said County.

Restrictive Covenants of record in Deed Book 7557, Page 377 and 7567/103, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1304 Butterfly Court, Hermitage, TN 37076
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 30th day of June, 2005.

Daniel Joseph Griesmer

Ann Conlon Griesmer

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Daniel Joseph Griesmer and spouse, Ann Conlon Griesmer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 6/30/2005.

My Commission Expires: 1-2306

Notary Public

WILSON COUNTY TENNESSEE NOTARY PUBLIC TRACEY TRUMPHOUR

**File Number: 250600001**

**RETURN TO:**

Cumberland Title

13018 Lebanon Road, Suite 100

Mt. Juliet, TN 37122