Davidson County DEEDWARR
Recvd: 10/12/05 14:15 2 pgs
Fees:13.00 Taxes:684.13
20051012-0123061

2

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER ~~IS GR~~EATER, FOR THIS TRANSFER IS $184,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of September, 2005.

Notary Public

My Commission Expires: 11-22-05

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC

**WARRANTY DEED**

**THIS INSTRUMENT WAS PREPARED BY**

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Bradley D. Coburn
8617 Southwestern Blvd., Apt. 931
Dallas, TX 75206

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

146.08-184.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Marshall L. Bartlett and Tina M. Bartlett (f/k/a Tina M. Lammers) hereinafter referred to as Grantors, hereby transfers and conveys to Bradley D. Coburn hereinafter referred to as 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. 352 on the Plan of Section Five, Crieve Hall Estates, of record in Book 2133, page 91, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Tina M. Lammers, unmarried and Marshall L. Bartlett, unmarried, as Joint Tenants with Right of Survivorship, by warranty deed from Carla B. Shoulders Petitt and husband, Floyd L. Petitt, Jr., of record in Instrument No. 200005010042791 and re-recorded in Instrument No. 200005010042791, Register's Office for Davidson County, Tennessee, dated April 28, 2000.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Book 2277, Page 110, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5004 Timberhill Drive, Nashville, TN 37211.

**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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 September, 2005.

Marshall L. Bartlett

Tina M. Bartlett

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Marshall L. Bartlett, and Wife, Tina M. Bartlett, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 9/30/2005.

Witness my hand and official seal this 30th day of September, 2005.

Notary Public

My Commission Expires: 11-22-05

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY