File #20060071

A. TIGNOR
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.
My Commission Expires JUNE 5, 2007

STATE OF **TENNESSEE**
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$139,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of April, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 400, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Debbie Kirk	NEW OWNER	150-10-115.00
(NAME)	(NAME)	
3273 Luann Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **Timothy Coleman and wife, Amy Coleman**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Debbie L. Kirk, 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. 1 on the Plan of Cherrywood of record in Plat Book 6050, Page 514, 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 Timothy Coleman and Amy Coleman, husband and wife by deed dated August 25, 2000 from Jeff K. Quimby and Carrie H. Quimby of record in Instrument No. 200008290085178, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the 2006 property taxes, not yet due and payable and will be responsibility of the Grantees; and subject to any and all matters shown on the Plan of Cherrywood of record in Plat Book 6050, page 514, Register's Office for Williamson County, Tennessee.

Unimproved ()
This is improved (X) property, known as **3273 Luann Drive, Antioch, TN 37013**
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 7th day of ~~April~~, 2006.

Timothy Coleman

Amy Coleman

Davidson County DEEDWARR
Recvd: 04/17/06 13:07 2 pgs
Fees:13.00 Taxes:517.63
20060417-0043309

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared Timothy Coleman and Amy Coleman, who are known to me or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this 7th day of April, 2006.

Notary Public

My Commission expires; My Commission Expires May 24, 2009

(SEAL)

Mail After Recording To:
StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027