(2)

File No. 260500759

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: 07/21/07

(AFFIX SEAL)

WILLIAM D. CASTLEMAN JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 05/26/06 10:27 3 pgs
Fees:18.00 Taxes:312.65

20060526-0062171

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Rick D. Miller | Homecomings Financial Network, Inc. | 043-12-0-065.00 |
| (NAME) 146 Vandiver | (NAME) 2101 Rexford Road, Suite 250W | |
| (ADDRESS) Madison, TN 37115 | (ADDRESS) Charlotte, North Carolina 28211 | |
| (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, **L. E. Coley and wife Dorothy W. Coley**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rick D. Miller, and Wife, Teresa L Miller**, 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:

**SEE ATTACHED EXHIBIT A**

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 146 Vandiver, Madison, TN 37115
(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 18th day of May, 2006.

L. E. Coley

L. E. Coley

Dorothy W. Coley by L. E. Coley attorney in fact

Dorothy W. Coley

STATE OF TENNESSEE

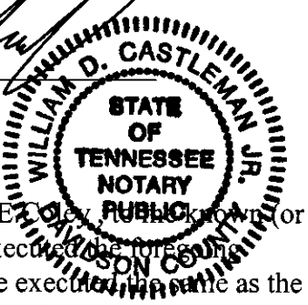
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named L. E. Coley, 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 Goodlettsville, Tennessee, this 5/18/2006.

My Commission Expires: 07/21/07

Notary Public

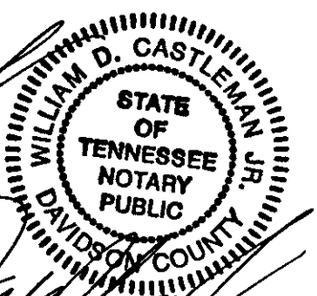



On this the 18th day of May, 2006, before me personally appeared L.E. Coley, to be known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Dorothy W. Coley, and who acknowledged that she executed the same as the free act and deed of the said L.E.Coley by virtue of that Power of Attorney, duly executed by the said Dorothy W. Coley and appearing of record in Book /////// page ///////, of Register's Office of said County, Tennessee. Instrument No. 20060526-0062170

Witness my hand and official seal, this 18th day May, 2006.

My Commission Expires: 07/21/07

Notary Public




Witness my hand at office this 18th day of May, 2006.

Commission expires:

Notary Public

**File Number: 260500759**

**RETURN TO:**

Castleman Title

110 Glancy Street, Suite 112

Goodlettsville, TN 37072

File No.: 260500759

# EXHIBIT A

Land in Davidson County, Tennessee, being part of Lot No. 1 of the Eller-Vandiver Subdivision Block A, of an unrecorded plan of a recorded plan in Book 1130, Page 37, Register's Office for Davidson County, Tennessee, known as the Anderson Estates.

Said lot begins at a point on the northeast corner of Rio Vista Drive and DuPont Avenue; thence eastwardly 250 feet to a point; thence southwesterly 100 feet to a point; thence westerly approximately 200 feet to DuPont Avenue; thence north approximately 135 feet to the beginning.

Being the same property conveyed to L. E. Coley, and wife, Betty Coley, by deed from W. H. Young, dated August 20, 1976, of record in Book 5059, Page 486, Register's Office for Davidson County, Tennessee. The said Betty Coley having conveyed her interest to L. E. Coley, by Quitclaim Deed of record in Book 5059, Page 488, Register's Office for Davidson County, Tennessee.