McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/22/06 11:03 2 pgs
Fees:13.00 Taxes:554.63

20060622-0074591

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00

Cynthia Coleman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2006

Notary Public

MY COMMISSION EXPIRES: March 22, 2008

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 22, 2008

THIS INSTRUMENT WAS PREPARED BY
Morrison Title, Inc, 2702 Greystone Road, Nashville, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maria de Gutierrez-Chabolla	Maria de Gutierrez-Chabolla	075.06-0-065.00
(NAME)	(NAME)	
369 Monaco Drive	369 Monaco Dr.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hemitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Cynthia Coleman ska Cynthia E Elliott and husband, Tim Coleman ~~and wife~~, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Maria de Gutierrez-Chabolla, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 369 Monaco Dr., Hemitage, 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 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 our hands this 15th day of June, 2006.

Cynthia Coleman
Cynthia Coleman ska Cynthia E Elliott

Tim Coleman

STATE OF TN

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 15th day of June, 2006.

Commission expires: March 22, 2008

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 22, 2008

Mark Howell
Notary Public

EXHIBIT A

BEING Lot No. 345 on the Plan of Hermitage Estates, Section II, as shown by plat of record in Plat Book 3700, Page 23, 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 Cynthia L. Elliott, unmarried by deed from Timothy C. Sloan and wife, Linda Renee Sloan of record in Deed Book 9045, page 72, Register's Office for said County recorded Aug 12th 1993. The said Cynthia L Elliot having since married and now being known as Cynthia Coleman.