WARRANTY DEED

File Number: 60100

Davidson County DEEDWARR
Recvd: 07/31/06 14:45 2 pgs
Fees:13.00 Taxes:516.15

20060731-0092687

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,500.00

Rashaunda Beasley Simmons
Affiant Eddie Simmons

DWAYNE L. BELL, SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JULY, 2006.

Dwayne L. Bell, Sr.
Notary Public

MY COMMISSION EXPIRES: . MY COMMISSION EXPIRES: March 22, 2008
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John N. Coleman	Same as new owner	92-2-167.00
(NAME)	(NAME)	
1030 28th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville,, TN 37208		
(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, Rashaunda Beasley Simmons (formerly known as Rashaunda M Beasley), HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Coleman, 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:

BEING Lot No. 42 of Block 26 on the Map of Re-Subdivision of Heffernan Place, of record in Book 161, Page 138, Register's Office for said County.

Said Lot No. 42 fronts 50 feet on the easterly side of 28th Avenue North and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Raeshaunda M. Beasley, with life estate retained by Wilhelmina White Allison by deed from Willhelmina White Allison, dated June 8, 2000, of record in Instrument # 20000613-0058874, Register's Office for Davidson County, Tennessee.

Eddie Simmons executed this instrument on behalf of Rashaunda Beasley Simmons pursuant to a Power of Attorney of record in Instrument#_____, said Register's Office.

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unimproved ☐

This is improved ☒ property, known as 1030 28th Avenue North, Nashville,, TN 37208

(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 my hand this 19th day of July, 2006.

Rashaunda Beasley Simmons
By Eddie Simmons
Eddie Simmons, Attorney in Fact

Wilhelmina White Allison
Wilhelmina White Allison

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eddie Simmons with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Rashuttida Beasley Simmons as her Attorney in Fact as the free act and deed of the within named Rashaunda Simmons Bailey.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of July, 2006

Notary Public

My Commission Expires: **MY COMMISSION EXPIRES: March 22, 2008**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 19th day of July, 2006

Notary Public

My Commission Expires: **MY COMMISSION EXPIRES: March 22, 2008**

After Recording Return to:
Heritage Title Services, LLC
8115 Isabella Lane, Ste. 5
Brentwood, TN 37027