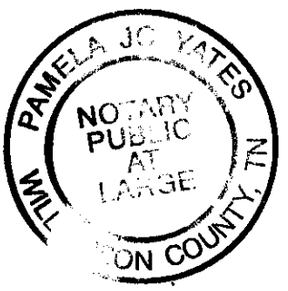
File No. 60684

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Carol A. Clawson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF SEPTEMBER, 2006.

Pamela Jo Yates
Notary Public

MY COMMISSION EXPIRES: 3-22-08
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dulce Aviles	SAME	053 09 0 001.00
(NAME)	(NAME)	
1266 Sioux Terrace		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, Billy G. Coleman, an unmarried man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dulce Aviles, 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. 65 on the Plan of Sequoia Valley, Section II, as of record in Book 3700, Page 114, Register's Office for said County.

Beginning at a point in the westerly margin of Sioux Terrace at the common corner of Lot Nos. 64 and 65; thence with the margin of said Terrace, southerly 128.3 feet to a point at the beginning of a curve; thence around said curve, southwesterly 39.27 feet to a point in the northerly margin of Cheyenne Court; thence with the same, westerly 127.44 feet to the common corner of Lot Nos. 65 and 66; thence with the line between said two lots, northerly 97 feet to the common rear corner of Lot Nos. 64 and 65; thence with the line between said two lots, easterly 114.9 feet to the point of beginning.

Being the same property conveyed to Billy G. Coleman by deed from Fred J. Frisch and wife, Shirley J. Frisch, dated September 16, 1996 and recorded on September 18, 1996 in Book 10194, page 476, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 4047, page 877, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1266 Sioux Terrace, 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 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 1st day of September, 2006.

Billy G. Coleman
Billy G. Coleman

Davidson County DEEDWARR
Recvd: 09/06/06 13:34 2 pgs
Fees:13.00 Taxes:481.00

20060906-0110126

File No. 60684
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 Billy G. Coleman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of September, 2006.

Commission expires:



Notary Public