File No. 60731

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,500.00

Vincent C Taylor
Affiant

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

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

STEVEN G. WATERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Exp July 19 2008

Davidson County DEEDWARR
Recvd: 10/02/06 09:01 2 pgs
Fees:13.00 Taxes:412.55

20061002-0121184

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
Vincent C. Taylor	Wilson Bank & Trust	074-12-0-153.00
(NAME)	(NAME)	
5004 Bonnameade Drive	623 West Main Street	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Lebanon, TN 37087	
(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, Ronald W. Coleman, a single man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vincent C. Taylor, a single man, 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. 476 on the plan of Section Five, Hermitage Hills, of record in Book 3300, Pages 1 and 2, Register's Office for said County.

Said Lot No. 476 fronts 80 feet on the northerly margin of Bonnameade Drive and extends back between parallel lines 170 feet to a dead line in the rear.

Being the same property conveyed to Ronald W. Coleman, unmarried and Mary DeHarde, unmarried by deed from Steven W. McPeak and Letizia L. McPeak, dated August 21, 1995 and recorded on September 5, 1995 in Book 9784, page 841, Register's Office, Davidson County, Tennessee. The said Mary DeHarde conveyed all her right, title and interest to the said Ronald W. Coleman by quitclaim deed dated July 19, 2002 and recorded on July 19, 2002 in Instrument No. 20020719-0087100, Register's Office, Davidson County, Tennessee. The said Ronald W. Coleman conveyed subject property to Ronald W. Coleman, a single person and Mary DeHarde, a single person, as joint tenants with right of survivorship, dated April 23, 2003 and recorded on May 2, 2003 by quitclaim deed of record in Instrument No. 20030502-0059211, said Register's Office. The said Mary DeHarde conveyed all her right, title and interest to Ronald W. Coleman by quitclaim deed dated June 19, 2003 and recorded on July 30, 2003 of record in Instrument No. 20030730-0108139, said Register's Office.

Subject to restrictions of record in Book 3222, page 154, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5004 Bonnameade Drive, Hermitage, 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 my hand this 19th day of September, 2006.

Ronald W. Coleman

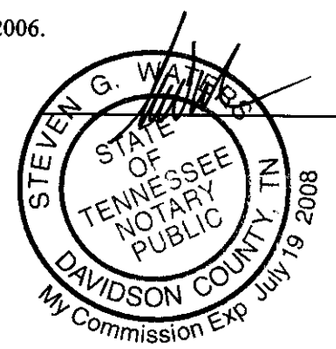
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STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald W. 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 19th day of September, 2006.

Commission expires:



Notary Public