File No. 60799

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/12/06 14:39 2 pgs
Fees:13.00 Taxes:481.00

20061012-0127017

MIGNON SMELSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp Nov 22 2008

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 11-22-08

(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
Billy G. Coleman	NEW OWNER	07216004700
(NAME)	(NAME)	
285 Sanders Ferry Road		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(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, Helen Sue Parsons, a single person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy G. Coleman and Carol May, as tenants in common with rights of survivorship, 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.38 on the plan of Burchwood Gardens, Section 2, of record in Plat Book 2900, page 66, Register's Office for Davidson County, Tennessee, to which plat references is here made for a complete description thereof.

Being the same property conveyed to Helen Sue Parsons, a single person by deed from Secretary of Veterans Affair, an Officer of the United State of America, dated May 10, 2001 and recorded on May 15,2001 in Instrument Number 20010515-0050205, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 3000, page 528, said Register's Office.

Juanita Laster executed this instrument on behalf of Helen Sue Parsons pursuant to a Power of Attorney of record in Instrument Number 20061009-0125161, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1916 Berkshire Drive, Nashville, TN 37216

(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 6th day of October, 2006.

Helen Sue Parsons

Helen Sue Parsons

Juanita Laster

By Juanita Laster, Attorney-in-Fact

File No. 60799
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 Juanita Laster with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Helen Sue Parsons as her Attorney in Fact as the free act and deed of the within named Helen Sue Parsons.

Witness my hand and official seal this 6th day of October, 2006.

Commission expires:

11-22-08



Notary Public