STATE OF TENNESSEE
COUNTY OF Davidson

Return to:
NATCHEZ TITLE & ESCROW, LLC
717 Old Hickory Boulevard
Suite A
Brentwood, TN 37027
www.natcheztitle.com

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,393.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF February, 2007.

Notary Public
MY COMMISSION EXPIRES: 2/27/10
File No. G7-2639D

CHRISTY D. LANDRUM STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Davidson County DEEDWARR
Recvd: 03/20/07 13:02 2 pg
Fees:13.00 Taxes:486.15
20070320-0033842

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kathryn K. Coleman, unmarried (NAME)	Suntrust Mortgage (NAME)	33-12-132
431 Janette Avenue (STREET ADDRESS	901 Semmes Ave (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Richmond, VA 23224 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Mary K. Garner, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kathryn K. Coleman, 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. 66 on the plan of GATEWAY, SECTION 1, as shown by plat of record in Plat Book 3300, Page 39 and 40, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Mary K. Garner, married from Darryl J. Pinkerman, unmarried, by Deed dated May 31, 2002, as Instrument No. 200206070069436, in the Register's Office for Davidson County, Tennessee.
James R. Carver joins in this conveyance for the purpose on conveying any interest he may have in said property, particularly his marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2006 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 431 Janette Avenue, Goodlettsville, TN 37072.

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. Whenever 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/our hand(s) this 9th day of February, 2007.

Mary K. Garner Carver
Mary K. Garner

February 09, 2007
Date

James R. Carver

February 09, 2007
Date

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 Mary K. Garner and husband, James R. Carver, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 9th day of February, 2007

My Commission Expires: 3/20/10

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066