WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/05/07 10:46 2 pgs
Fees:13.00 Taxes:878.75

20070605-0066873

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN Exp. 11/24/07

RETURN TO: BOX 10-A
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,500.00

John Paul Capps Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Paul Capps Sr.	SAME	Map 117-15
(NAME)	(NAME)	Parcel 25
914 James Street		
(ADDRESS)	(ADDRESS)	
Search, AR 72143		
(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, **CAROL BETH COLEMAN WILLIAMS AND DELORES J. COLEMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN PAUL CAPPS SR. AND WIFE, ELIZABETH CAPPS AND JOHN PAUL CAPPS JR., 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. 2A on the Plan of Zone Lot Division of Lots 1 and 2 of the Resubdivision of Lot 28, Glen Echo Subdivision, of record in Plat Book 6250, page 518, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Carol Beth Coleman and Delores J. Coleman by deed dated December 9, 1996 from Cynthia Jo Nosky of record in Book 10287, page 48, said Register's Office.

This conveyance is subject to (a) 2007 real property taxes (b) all matters appearing on the plan of record in Book 6250, page 336 and Book 6250, page 518, said Register's Office; and (c) restrictive covenants of record in Book 1542, page 340, Book 1640, page 531 and Book 6626, page 167, said Register's Office.

THIS IS NOT AND NEVER HAS BEEN THE MARITAL RESIDENCE OF EITHER OF THE GRNTORS HEREIN.

unimproved ☐

This is improved ☒ property, known as 1720 Glen Echo Road, Nashville, Tennessee 37215

(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 our hands this 1 day of June, 2007.

Carol Beth Coleman Williams

Carol Beth Coleman Williams

Delores J. Coleman

Delores J. Coleman

STATE OF TENNESEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carol Beth Coleman Williams and Delores J. Coleman, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1 day of June, 2007.

Commission expires:

KEVIN D. MONTGOMERY NOTARY Exp. 11/24/07 PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public