RECORD AND RETURN TO: Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

File No. 80388

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: 9.30.09

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/20/08 16:19 2 pgs
Fees:13.00 Taxes:544.83
20080520-0051821

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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
Connor K. Hoke	Synovus Mortgage Corporation	072 16 0 071.00
(NAME)	(NAME)	
1928 Berkshire Drive	2204 Lakeshore Drive #325	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Birmingham, AL 35209	
(CITY) (STATE) (ZIP)	(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 HEREBY ACKNOWLEDGED, WE, Carol May and husband, Billy G. Coleman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Connor K. Hoke, 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. 72 on the Plan of Burchwood Gardens, Section 2, of record in Book 2900, page 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 72 fronts 102 feet on the southerly side of Berkshire Drive and extends back 148.75 feet on the easterly line, and 100.52 feet on the westerly line to a broken line in the rear measuring 104.18 feet thereon.

Being the same property conveyed to Carol May by deed from Carol May, Executrix of the Estate of Leslie Buford Fox, Jr., deceased, dated March 6, 1995 and recorded on March 16, 1995 in Book 9620, page 308, Register's Office, Davidson County, Tennessee.

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

Billy G. Coleman herein joins to convey any and all right and interest he may have; especially his marital rights.

unimproved ☐

This is improved ☒ property, known as 1928 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

File No. 80388

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/our hand(s) this 15th day of May, 2008.

Carol May

Billy G. Coleman

STATE OF South Carolina

COUNTY OF Greenville

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carol May and husband, 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 they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of May, 2008.

Commission expires:

July 29th 2015

Notary Public

