BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

Davidson County DEEDWARR
Recvd: 07/21/08 10:08 2 pgs
Fees:13.00 Taxes:998.63
20080721-0074322

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $269,900.00.

Affiant

Subscribed and sworn to before me, this the 15th day of July, 2008.

Notary Public

My commission expires: 5/8/12

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joshua E. Rubin	NEW OWNER	104-10-C-27 CO
374 Elmington Ave.		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

The Estate of James Jackson Coleman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joshua E. Rubin, unmarried and Ashley Long, unmarried, as tenants in common with the right of survivorship

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. A-27 on the 2nd Revised Plan of Elmington Condominium, of record in Book 4660, page 60, Register's Office for Davidson County, Tennessee, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Elmington Condominium of record in Book 4486, Page 547 as corrected in Book 4673, page 102, as amended in Book 4963, page 265, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thererof.

Being the same property conveyed to James J. Coleman, unmarried by deed from Merle C. Meyers as Trustee of the Merle C. Meyers Nashville Personal Residence Trust - 1998 his successors and assigns, with full power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary of record in Instrument Number 20020109-0003621, in the Register's Office for Davidson County, Tennessee, dated January 7, 2002. The said James J. Coleman, also known as James Jackson Coleman having since died intestate on April 18, 2008, Docket No. 08P701 in the Probate Court for Davidson County, Tennessee, leaving said property to his Heirs-at-Law. See Order approving sale of real estate entered July 11, 2008.

This conveyance is subject to all restrictions, easements and planning documents of record, and a lien for taxes for the current year and subsequent years.

This is improved (_X_) unimproved (____) property known as 374 Elmington Ave, No 27, Nashville, TN 37205.

104-10-C-27 CO is the parcel identification number assigned to the property by the county tax assessor's office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE(S), 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/OUR HANDS EFFECTIVE AS OF July 15, 2008:

Cynthia Mastin Coleman

Cynthia Mastin Coleman, as Administratrix of the Estate of James Jackson Coleman, and as parent and natural guardian of the minor heir and sole beneficiary, Lauren Mastin Coleman

John W. Roberts, as guardian (ad-litem) of the minor heir and sole beneficiary, Lauren Mastin Coleman

STATE OF TENNESSEE)
COUNTY OF Davidson)

ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Cynthia Mastin Coleman, as Administratrix of the Estate of James Jackson Coleman, and as parent and natural guardian of the minor heir and sole beneficiary, Lauren Mastin Coleman, the within named Grantor(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, at office, this the 15th day of July, 2008.

My Commission Expires: 7-19-08

Notary Public

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, John W. Roberts, as guardian (ad-litem) of the minor heir and sole beneficiary, Lauren Mastin Coleman, the within named Grantor(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, at office, this the 15th day of July, 2008.

My Commission Expires: 7-19-08

Notary Public

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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