WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/13/08 13:19 2 pgs
Fees:13.00 Taxes:629.00
20080813-0083409

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170.000.00

Karen K. Kilmarx
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF AUGUST, 2008

Notary Public

MY COMMISSION EXPIRES: 12-21-2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT KILMARX	Same	MAP 142-07-C PAR 071.00
(NAME)	(NAME)	
207 Myhr Green		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **Grady V. Coleman, a single man, by and through Connie Celeste Green, Attorney in Fact and the Heirs at Law of Frances A. Coleman being Grady V. Coleman, by and through Connie Celeste Green, Attorney in Fact, and Connie Celeste Green and Carter Coleman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT KILMARX, MARRIED, a 47% undivided interest, and KAREN KILMARX, MARRIED, a 47% undivided interest and ALMA KILMARX, A WIDOW, a 6% undivided interest, ALL AS JOINT TENANTS WITH THE RIGHT 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:

Situated in Davidson County, Tennessee, being Unit No. 71 of Ashley Green, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Section 66-27-101 through 66-27-123; herein referred to as the "Act") and the provisions of the Master Deed for Ashley Green of record in Book 7184, page 44, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto of record in Book 7184, page 71, said Register's Office as said Master Deed has been amended by the 1st Amendment to Master Deed for Ashley Green, of record in Book 7482, page 312, said Register's Office (collectively the Master Deed), to which Master Deed reference is here made for a more complete and accurate description of said unit.

Together with an undivided percentage interest in the Common Elements (as defined in the Master Deed) appertaining to said unit and all other rights, powers, privileges and interest appertaining to said unit pursuant to the Master Deed.

Being the same property conveyed to Grady V. Coleman or Frances A. Coleman by deed of record in Book 9042, page 719, Register's Office for Davidson County, Tennessee; the said Frances A. Coleman having since died on December 24, 2007 intestate, her interest in subject property vests in her heirs at law being her husband Grady V. Coleman and her two children Connie Celeste Green and Carter Coleman.

This is not the principal residence of Connie Celeste Green and Carter Coleman.

Connie Celeste Green executes this instrument as Attorney in Fact for Grady V. Coleman pursuant to Power of Attorney for Grady Valentine Coleman of record in Instrument No. 20080813 0083408, Register's Office for Davidson County, Tennessee.

Grady V. Coleman and Grady Valentine Coleman are one and the same person.

The 2008 real estate taxes have been prorated between the Grantors and Grantee and the Grantee is responsible for the payment of the 2008 property taxes when they become due and payable.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is improved property, known as 207 Myhr Green, Nashville, TN 37221
(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 8th day of August, 2008

Carter Coleman

Connie Celeste Green

Connie Celeste Green

Grady V. Coleman

By: Connie Celeste Green

Connie Celeste Green, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, Connie Celeste Green and Carter Coleman the within named bargainor(s), with whom I am personally acquainted or proved to be 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 8th day of August, 2008.

Commission expires: 12-21-2011

Notary Public

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Connie Celeste Green, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and further acknowledged that she is the Attorney In Fact for Grady V. Coleman and is authorized by Grady V. Coleman to execute this instrument on his behalf.

WITNESS my hand and official seal this 8th day of August, 2008.

NOTARY PUBLIC

My commission expires: 12-21-2011

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.