File No. 281100511

WARRANTY DEED

Kimie Perry
State of Tennessee Notary Public
Wilson Co.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00

Carolyn Y. Dunn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF DECEMBER, 2008.

Kimie Perry
Notary Public

MY COMMISSION EXPIRES: 6-5-12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 12/12/08 09:23 2 pgs
Fees:13.00 Taxes:458.80
20081212-0119594

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer L. Rainbolt	Right Mortgage Company	Map 119-12-0-081.00
(NAME) 712 Dover Road	(NAME) 106-B West Hill Drive	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **The Harold Thomas Coleman and/or Mildred Chasteen Coleman Revocable Living Trust**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Jennifer L. Rainbolt, an unmarried woman and Carolyn Y. Dunn, an unmarried woman**, hereinafter called the grantee(s), 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, Battlewood, Section One, as shown on plat of record in Plat Book 1835, Page 31 and amended in Book 2031, Page 352, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Mildred Brewer Brown by Warranty Deed from Fred C. Martin and Doris M. Martin of record in Book 3161, Page 477 on 11/21/1960 and filed for record on 11/29/1960, Register's Office for DAVIDSON County, Tennessee.

BEING the same property conveyed to The Harold Thomas Coleman and/or Mildred Chasteen Coleman Revocable Living Trust through Harold Thomas Coleman and Mildred Chasteen Coleman, Trustees by Quitclaim Deed from Mildred Chasteen Coleman of record in Instrument No. 20021210-0152218 on 11/15/2002 and filed for record on 12/10/2002, Register's Office for DAVIDSON County, Tennessee.
The said Harold Thomas Coleman having since died leaving Mildred Chasteen Coleman as sole Trustee, per the Notarized Summary of Trust recorded in Instrument No. 20021211-0153061, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 712 Dover Road, Nashville, TN 37211
(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 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 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 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 our hands this 11th day of December, 2008.

The Harold Thomas Coleman and/or Mildred Chasteen Coleman Revocable Living Trust

By: Mildred Chasteen Coleman Trustee

Mildred Chasteen Coleman, Trustee

Attest: _____

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mildred Chasteen Coleman with whom I am personally acquainted and who proved himself/herself to be the Trustee of The Harold Thomas Coleman and/or Mildred Chasteen Coleman Revocable Living Trust, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 11th day of December, 2008.

Commission expires: 6-5-12

Kimie Perry

Notary Public

Kimie Perry
State of Tennessee
Notary Public
Wilson Co.

File Number: 281100511

RETURN TO:

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