File No. 290400710

WARRANTY DEED

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF APRIL, 2009.

Notary Public

MY COMMISSION EXPIRES: 1/23/2011

(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: 05/13/09 15:37 4 pgs
Fees:23.00 Taxes:555.00
20090513-0044239

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Craig Griffin	WR Starkey Mortgage LLP, TN	06115034000
(NAME)	(NAME)	
1108 Marion Avenue	512 Autumn Springs Court #104D	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Franklin, TN 37067	
(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, WE, Aaron L. Coleman and wife, Donna F. Coleman, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Craig Griffin and Bethany Griffin, 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 part of Lot No. 289 on the Plan of Inglewood Place, of record in Book 332, Page 101, Register's Office for said County, described according to a survey made by James A. Hamilton, Jr., January 5, 1955, as follows:

Beginning at an iron pin on the southerly margin of Marion Street or Avenue, at a point 216.07 feet east of the easterly margin of the Gallatin Pike, the northeast corner of the property conveyed to Robert L. Doggett and wife, by deed from Jo T. Gibson Ellis of record in Book 2338, page 507, said Register's Office; thence with the southerly margin of Marion Street or Avenue, eastwardly 57 feet to a point 68' west of the line between Lot nos. 289 and 290, thence southwardly at all points 68' west of the line between Lot Nos. 289 and 290, 205 feet more or less, to the northerly line of Lot No. 295; thence with said line, westwardly 69.7 feet to an iron pin; the southeast corner of said Doggett property; thence with the easterly line of said Doggett property, northwardly 205.39 feet to the beginning.

Being the same property conveyed to Aaron L. Coleman and wife, Donna F. Coleman by Deed dated from Cynthia A. Jones, unmarried, of record in Deed Book 9931, page 669, Register's Office for said County.

Subject to all matters as set forth on the plat of record in Plat Book 332, Page 101, Register's Office of said County.

Restrictive Covenants of record in Deed Book 7812, Page 404, Register's Office of said County.

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 1108 Marion Avenue, 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 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 my/our hands this 27th day of April, 2009.

Aaron L. Coleman

Donna F. Coleman

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Donna F. Coleman the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 27th day of April, 2009.

Commission expires:

Notary Public

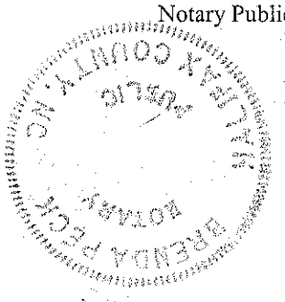
State of North Carolina
County of Halifax

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Aaron L. Coleman the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 24 day of April, 2009.

Commission expires:
Feb 24, 2012

Notary Public



File Number: 290400710
RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Aaron L. Coleman

Donna F. Coleman

Donna F. Coleman

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Donna F. Coleman the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 27th day of April, 2009.

Commission expires: 11-28-09

TRACEY TRUMBLE HOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON CO. TN

Notary Public

State of North Carolina
County of

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Aaron L. Coleman the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this_____ day of April, 2009.

Commission expires:

Notary Public

File Number: 290400710

RETURN TO:

Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Certificate of Authenticity

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Mandy Alsup, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document ~~is~~ true and correct and whose signature I have witnessed.

Mandy Alsup

Notary's Signature

My Commission Expires: 5-14-2011.

Notary's Seal (If on paper)

