03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $115,000.00

Affiant

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Subscribed and sworn to before me, this 21st day of August, 2009.

Notary Public
My commission expires: 02/11/13

03-0907-36103

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Claire Cobb | WR Starkey Mortgage, LLP | 072-03-0 017.C0 |
| 1321 Stratford Avenue | 5505 W. Park Blvd., Suite 300 | |
| Nashville TN 37216 | Plano, TX 75093 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Billy G. Coleman, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Claire Cobb**, hereinafter called the Grantees, their successors 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 the westerly part of Lot No. 255 and the easterly one-half of Lot No. 256 on the Plan of Inglewood Place, as of record in Book 332, Page 101, Register's Office for said County.

Said Part of Lot No. 255 fronts 40 feet on the northerly side of Stratford Avenue and runs back 222.7 feet, more or less, on the easterly line and 222.7 feet on the westerly line to a dead line, measuring 42.16 feet thereon.

Said Part of Lot No. 256 fronts 50 feet on the northerly side of Stratford Avenue and runs back 222.7 feet on the easterly line and 255.7 feet, more or less, on the westerly line to a dead line, measuring 52.7 feet thereon.

Being the same property conveyed to Billy G. Coleman by deed from Llillie Mai Cripps, dated May 30, 2003, recorded June 4, 2003 of record in Instrument No. 20030604-0075994, Register's Office for Davidson County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1321 Stratford Avenue, Nashville, TN 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20090058527 DEEDWARR
Recvd: 08/26/09 13:05 2 pgs
Fees:13.00 Taxes:425.50
20090826-0080344

WITNESS my hand this 21 day of August, 2009.

Billy G. Coleman

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, **Billy G. Coleman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Simpsonville (city), SC (state), this 21 day of August, 2009.

Notary Public
State of Tennessee at Large

My Commission expires: Dec 6, 2014

