BILL GARRETT, Davidson County
Trans:T20100000942 DEEDWARR
Recvd: 01/06/10 09:57 4 pgs
Fees:23.00 Taxes:530.95

20100106-0001101

After Recording Return To: **Accurate Title Group**
16325 Northcross Dr.-Ste#A
Huntersville, NC 28078

200911283C

This Instrument Prepared Under the Supervision Of:
M. Powell, Esquire BOPR# 5372
Law's Specialty Group, Inc.
235 West Brandon Blvd., #191
Brandon, Florida 33511
(813) 454-4415

Map & Parcel:
061 02 0 089.00

WARRANTY DEED

(The purpose of this deed is to satisfy an unrecorded purchase agreement amongst the parties dated October 26, 2009)

Property Owner:
JENNA MARQUARDT
4518 Graycroft Avenue
Nashville, TN 37216-1208

Send Tax Bills To:
Property Owner

Person or Entity Responsible For Payment of Taxes:
Same as Property Owner

THIS INDENTURE, made this 29th day of December, 2009, between RONALD COLEMAN and wife, DEATRICE COLEMAN, residing at 1260 River Forks Road, Sanford, NC 27330-0466, **GRANTORS** and JENNA MARQUARDT, a single woman, residing at 4518 Graycroft Avenue, Nashville, TN 37216-1208, **GRANTEE**.

WITNESSETH:

That Grantors for and in consideration of the sum of One Dollar ($1.00) in hand paid by Grantee, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto Grantee the following described premises of real property to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 251 ON THE PLAN OF SECTION 7, GRAY-MAR ACRES, AS OF RECORD IN BOOK 2331, PAGE 80, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

RJR
JLM
DLC

SAID LOT NO. 251 FRONTS 80 FEET ON THE EAST SIDE OF GRAYCROFT AVENUE AND RUNS BACK BETWEEN LINES, 185.4 FEET ON THE NORTH LINE AND 190 FEET ON THE SOUTH LINE, TO A DEAD LINE IN THE REAR, WHICH IS A BROKEN LINE, MEASURING 80.58 FEET THEREON.

THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, COVENANTS AND CONDITIONS CONTAINED IN THE DEEDS FORMING THE CHAIN OF TITLE TO THIS PROPERTY BUT ARE NOT RE-IMPOSED HEREBY.

BEING THE SAME PROPERTY AS CONVEYED TO RONALD COLEMAN AND WIFE, DEATRICE COLEMAN, BY DEED FROM RENEE ROBERTS AND RICK YOUNG, DATED 11/29/2006 RECORDED 11/30/2006 AS INSTRUMENT NO. 20061130-0147976 IN THE OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 4518 Graycroft Avenue, Nashville, TN 37216-1208
The legal description was obtained from a previously recorded instrument.

TO HAVE AND TO HOLD the above described premises of real property together with all right, title, interest, hereditaments and appurtenances thereto appertaining unto Grantee, her successors and assigns, forever. Grantors, for themselves and their heirs, executors and administrators, do hereby covenant with Grantee, her heirs and assigns, that (i) Grantors are lawfully seized in fee simple of the above described premises of real property, (ii) Grantors have full power, authority and right to convey the same, (iii) the premises of real property is free and clear of all liens and encumbrances, and (iv) Grantors will forever warrant and defend the premises of real property and the title thereto against the lawful claims of all persons whomsoever.

Wherever used herein, the singular number shall include the plural, and the plural the singular, as required. The use of any gender shall include all genders and the neuter.

(Signature pages to follow)

DSL
JLM
DAC

IN WITNESS WHEREOF, this Grantor has hereunto set a hand and seal on this the date first above written.

RONALD COLEMAN

STATE OF TENNESSEE }

COUNTY OF Davidson }

On this 29th day of December, 2009, before me personally appeared RONALD COLEMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

VIVIAN B. COTHRAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Vivian B Cothran
NOTARY PUBLIC

MY COMMISSION EXPIRES: MAY 8, 2012

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is One Hundred Forty Three Thousand Five Hundred and 00/100 ($143,500.00).

RONALD COLEMAN

Subscribed and sworn to before me
this the 29th day of December, 2009.

Vivian B. Cothran
NOTARY PUBLIC My Commission expires: may 8, 2012

VIVIAN B. COTHRAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: MAY 8, 2012

*This instrument may be signed in one or more **counterparts** with the same force and effect as if all required **signatures** were performed at the same time. One Grantor appears on this page, subsequent Grantor's signature appears on the following page, individually.*

JLH

IN WITNESS WHEREOF, this Grantors have hereunto set a hand and seal on this the date first above written.

Deatrice Coleman
DEATRICE COLEMAN

STATE OF TENNESSEE }

COUNTY OF Davidson }

On this 29th day of December, 2009, before me personally appeared DEATRICE COLEMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

VIVIAN B. COTHRAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MAY 8, 2012

Vivian B. Cothran
NOTARY PUBLIC

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is One Hundred Forty Three Thousand Five Hundred and 00/100 ($143,500.00).

Deatrice Coleman
DEATRICE COLEMAN

Subscribed and sworn to before me
this the 29th day of December, 2009.

Vivian B. Cothran
NOTARY PUBLIC My Commission expires: May 8, 2012

VIVIAN B. COTHRAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MAY 8, 2012

This instrument may be signed in one or more counterparts with the same force and effect as if all required signatures were performed at the same time. This is the final Grantor and the end of this document.

This instrument was prepared without benefit of a title search or examination, and title is neither warranted nor guaranteed by preparer. No title search was performed on the subject property by this preparer. **The preparer expresses no opinion as to the title the Grantee(s) will receive.** The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. No legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. **PREPARER IS NOT RESPONSIBLE FOR CLOSING, the execution of this document, the validity of any power of attorney, if one is being used, the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation.**

DPC