WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100016471 DEEDWARR
Recvd: 03/22/10 10:50 2 pgs
Fees:13.00 Taxes:347.39

20100322-0021134

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,890.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10TH day of March, 2010

Notary Public

MY COMMISSION EXPIRES: November 7, 2011 (AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret M. Coleman	PrimeLending, A PlainsCapital Company	120-84.00
(NAME)	(NAME)	
1230 Currey Road	18111 Preston Road #900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Dallas, TX, 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Donna M. Wiley and Revis O. Wiley**, both unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Margaret M. Coleman**, an unmarried woman 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:

Land in Davidson County, Tennessee, being Lot No. 8 on the unrecorded copy of a survey made by Z.J. Wilkinson, dated May 2, 1946, showing the subdivision of Lots 1 and 4 on the Map of the Ensley Lots, of record in Book 2, Page 70, of the Chancery Court at Nashville, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Beginning at a point in the North margin of Currey Road, the corner of Lot Nos. 7 and 8; thence, with the line between said lots North 4 degrees 12' East 456 feet to a point; thence, South 87 degrees 15' East 150 feet to a point in a fence line; thence, along the said fence, South 4 degrees 12' West 456 feet to the North margin of Currey Road; thence, with the margin of the same North 87 degrees 15' West 150 feet to the point of Beginning.

Being the same property conveyed to Donna M. Wiley, unmarried and Revis O. Wiley, unmarried, joint tenants w/rights of survivorship by Warranty Deed from Jerry C. Rader, Jr., and wife, Michelle M. Rader, recorded on the 3rd day of September, 1998 in Book 11097, Page 627, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1230 Currey Road, Nashville, TN 37217

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, has 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 19th day of **February, 2010**

Donna M Wiley

Donna M Wiley

Revis O Wiley

Revis O Wiley

STATE OF TENNESSEE
COUNTY OF Giles

Donna M. Wiley

Personally appeared before me, the undersigned authority, ~~**Revis O Wiley**~~, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 19 day of **February, 2010**

CONNIE S. POPE
STATE OF TENNESSEE NOTARY PUBLIC
GILES COUNTY

Connie S Pope

Notary Public

My commission expires: 11/26/2011

STATE OF TENNESSEE
COUNTY OF Rutherford

Revis O. Wiley

Personally appeared before me, the undersigned authority, ~~**Donna M Wiley,**~~ the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 10th day of ~~February~~ March, **2010**

Kelly Ann Callaghan

Notary Public

My commission expires: 7.3.12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON