**WARRANTY DEED**

RECORD & RETURN TO:
FOUNDATION TITLE AND ESCROW, LLC
30 BURTON HILLS BLVD, #175
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of June, 2010.

Notary Public

MY COMMISSION EXPIRES: 7-3-10

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 372

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Christina Brasel | Sumner Bank and Trust | 002-00 32.00-001 |
| (NAME) | (NAME) | |
| 168 East End Road | 255 Indian Lake Blvd | |
| (ADDRESS) | (ADDRESS) | |
| Goodlettsville, TN 37072 | Hendersonville, TN, 37075 | |
| (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, **John Coleman and wife, Kathy Coleman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Christina Brasel, single 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

According to the deed recorded in Book 918, Page 63 in the Register's Office for Davidson County, Tennessee:

Beginning at a point in the center of a road about 4 ft. N. E. from a stone; thence with said road, S. 55 1/4 E. 10 P to a point in said road; thence S. 72 deg. E. 8 28/100 P. to a point in said road; thence S. 2 3/4 W. 8 P. to a point; thence N. 84 1/4 W. 24 1/5 P. to a stone; thence N. 22' E. 15 P. to the beginning containing about 1 1/2 acres to the same more or less.

Being the same property conveyed to John A. Coleman and wife, Kathy E. Coleman by Warranty Deed from Timothy E. Upchurch, unmarried, recorded on the 12th day of April, 2005 in Instrument No. 20050412-0040625, 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 168 East End Road, Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20100039821 DEEDWARR
Recvd: 06/30/10 09:14 2 pgs
Fees:13.00 Taxes:475.45

20100630-0051033

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 **18th** day of **June, 2010**

John A. Coleman
**John Coleman**

Kathy Coleman
**Kathy Coleman**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **John Coleman and Kathy Coleman**, 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 **18th** day of **June, 2010.**

Kelly Ann Callaghan
Notary Public

My commission expires: 7.3.12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON