07

Realty Title

Return to:
Realty Title & Escrow Company, Inc.
206A Cool Springs Blvd., Ste 107
Franklin, TN 37067

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-10800489

WARRANTY DEED

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 20TH DAY of AUGUST, 2010

Notary Public

MY COMMISSION EXPIRES: 11-7-2012

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AARON J. FOSS	MAGNA BANK	083-13-0-433.00
1515 LILLIAN STREET	P.O. BOX 17257	
NASHVILLE, TN 37206	MEMPHIS, TN 38187	

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, WE,

SEAN H. COLEMAN AND WIFE, KATHLEEN F. COLEMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

AARON J. FOSS, AN UNMARRIED MAN AND AMANDA K. SCHIECK, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP

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:

Being Lot No. 143 on the Plan of Block "O", Lindsley Home Place, of record in Plan Book 2, page 92, Chancery Court at Nashville, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sean H. Coleman and wife, Kathleen F. Coleman, by Warranty Deed from Kelley Construction, LLC, dated 7/20/07 and recorded 7/24/07 in Instrument Number 20070724-0087820; and part of the same property previously conveyed to Kelley Construction, LLC by Warranty Deed from Victory J. Guy, unmarried and Ella M. Rhea, unmarried, dated 10/4/06 and recorded 10/13/06 in Instrument Number 20061013-0127303, Register's Office for Davidson County, Tennessee.

This is improved (X) property known as **1515 LILLIAN STREET, NASHVILLE, TN 37206**
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, 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 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 20TH DAY of AUGUST, 2010.

Sean H. Coleman by Cindy Evans, Attorney-in-Fact
SEAN H. COLEMAN BY CINDY EVANS, ATTORNEY IN FACT

Kathleen F. Coleman by Cindy Evans, Attorney-in-Fact
KATHLEEN F. COLEMAN BY CINDY EVANS, ATTORNEY IN FACT

BILL GARRETT, Davidson County
Trans:T20100052156 DEEDWARR
Recvd: 08/23/10 11:20 2 pgs
Fees:13.00 Taxes:906.50
20100823-0066392

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 20th day of August, 2010, before me personally appeared Cindy Evans to me known to be the person who executed the foregoing instrument in behalf of Sean H. Coleman and Kathleen F. Coleman as their Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Sean H. Coleman and Kathleen F. Coleman.

Witness my hand and official seal at Nashville, Tennessee, this the 20th day of August, 2010.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010