Prepared by & Return to:
SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

File No. 210100280

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100075292 DEEDWARR
Recvd: 11/30/10 10:49 4 pgs
Fees:23.00 Taxes:231.25
20101130-0095108

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,500.00

Orville Lee Vaughn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF NOVEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 10-28-12
(AFFIX SEAL)

JACKSON M. WELCH JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Orville Lee Vaughn	Orville Lee Vaughn	142-13-C-43CO
(NAME) 126 ALLENDALE DR	(NAME) SAME	
(ADDRESS)	(ADDRESS)	
NASHVILLE TN 37205	SAME	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, Joseph Michael Coleman, Linda Marie Held and Laura Ann Coleman Guiggio, heirs of the Estate of Elizabeth F. Coleman, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Orville Lee Vaughn, hereinafter called the grantee(s), 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 all of Unit No. 8610, along with carport No. 8610-C, on the plan of River Plantation Section X, Phase II-E, of record in Plat Book 9700, Page 367-368, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to JOSEPH N. COLEMAN AND WIFE, ELIZABETH COLEMAN by Deed from NANCY R. SANDERS, UNMARRIED, dated 07/31/2001 and filed for record on 08/03/2001 in Instrument 200108030083149, Register's Office for DAVIDSON County, Tennessee. The said JOSEPH N. COLEMAN died on 3/3/2009, leaving ELIZABETH COLEMAN the sole surviving tenant by the entirety. The said ELIZABETH F. COLEMAN died testate on 06/26/2009 devising subject property to JOSEPH MICHAEL COLEMAN, LINDA MARIE HELD AND LAURA ANN COLEMAN GUIGGIO as evidenced by the Last Will and Testament of ELIZABETH F. COLEMAN filed in Document No 09P1185, in the Probate Court Clerk's Office for DAVIDSON County, Tennessee.

All matters as set forth per Plat Book 9700, Page 367, Plat Book 9700, Page 368, said Register's Office.

Restrictions of record in Book 7389, Page 924, said Register's Office.

Master Deed and By-Laws filed for record in Book 9394, Page 598, amended in Book 10417, Page 348, Instrument No. 20081203-0117317, and By-Laws were amended in Instrument No. 20081203-0117316, said Register's Office.

Declaration of Taking of record in Book 2277, Page 619, said Register's Office.

All matters set out in Judgment including but not limited to an easement of record in Book 3028, Page 605, said Register's Office.

Quitclaim Deed to the Homeowner's Association as shown of record in Instrument No. 20090825-0079851, said Register's Office.

County of DAVIDSON taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable. Tax Parcel ID No. 142130C04300

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 8610 Sawyer Brown Road, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hands this 18th day of November, 2010.

Joseph Michael Coleman

Joseph Michael Coleman, Executor

STATE OF TEXAS

COUNTY OF Dallas

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Joseph Michael Coleman and Joseph Michael Coleman, Executor with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 18th day of November, 2010.

Witness my hand at office this.

Commission expires:

CINDY DAVIS
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 09-18-2012

Notary Public

File Number: 210100280

RETURN TO:

Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064

unimproved ☐

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(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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Witness my/our hands this 18 day of November, 2010.

Linda Marie Held

Linda Marie Held

STATE OF ILLINOIS
COUNTY OF Madison

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Linda Marie Held, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 18th day of November, 2010.

Witness my hand at office this 18th day of November, 2010.

Commission expires: 01/06/2014

Janae L. Merkle

Notary Public

"OFFICIAL SEAL"
JANAE L. MERKLE
Notary Public, State of Illinois
My commission expires 01/06/2014

File Number: 210100280

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Franklin, TN 37064

unimproved ☐

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Witness my/our hands this 17th day of November, 2010.

Laura Ann Coleman Guiggio

STATE OF Mass

COUNTY OF Hampden

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Laura Ann Coleman Guiggio, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 17 day of November, 2010.

Witness my hand at office this.

Commission expires: 11/15/2013

NICOLE A. SKELLY
MY COMM. EXPIRES NOV. 15, 2013
COMMONWEALTH OF MASSACHUSETTS
NOTARY PUBLIC

Notary Public

File Number: 210100280

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