WARRANTY DEED

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of May, 2011

Notary Public:

MY COMMISSION EXPIRES: 5-2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Charles T. Coffman, Jr.	NEW OWNER	Parcel ID:
244 Cumberland Circle		09605001400
Nashville, TN 37214		

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

John Edward Seaman and wife, Katherine Seaman

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Charles T. Coffman, Jr., unmarried

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 a part of Lot No. 90 on the Map of the Blue Fields Subdivision, Section 2, of record in Book 843, Page 34, Register's Office for Davidson County, Tennessee. Being Lot No. 1 on the Plan of R.D. Stanford's Resubdivision of Lots 90, 91, and 93, etc. not of record and described according to a survey of Z.J. Wilkinson, Surveyor, dated April 6, 1940, as follows: Beginning at a point in the southerly margin of Cumberland Circle 97 feet east of the common corner of Lots 90 and 91 on the Map of Blue Fields Subdivision, Section 2, of record in Book 843, Page 34, Register's Office for Davidson County, Tennessee; thence easterly with the southern margin of Cumberland Circle 72 feet to a point; thence South 307 feet to a point 80 feet west of the common corner of Lots 89 and 90 of said Blue Fields Subdivision; thence west 72 feet to a point 98 feet east of the common corner of Lots 90 and 91 of said subdivision; thence north 305.5 feet to the point of beginning.

Being the same property conveyed to John Edward Seaman and wife, Katherine Seaman, by deed from Jeoffrey Siever, unmarried, and Jeffery L. Cunningham, unmarried, of record in Instrument 20070713-0083634, said Register's Office.

This conveyance is made subject to: (1) 2011 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 843, Page 34, said Register's Office; (3) Sewer Easement of record in Book 4337, Page 276, said Register's Office; and (4) Avigation Easement of record in Book 9048, Page 91, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 244 Cumberland Circle, Nashville, TN 37214

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 26th day of May, 2011.

John Edward Seaman
John Edward Seaman

Katherine Seaman
Katherine Seaman

BILL GARRETT, Davidson County
Trans:T20110032990 DEEDWARR
Recvd: 06/02/11 15:57 2 pgs
Fees:13.00 Taxes:888.00

20110602-0042334

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Edward Seaman and Katherine Seaman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of May, 2011.

My Commission Expires: 2.9.14

Notary Public



