THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
John Yancey
2311 Maplecrest Drive
Nashville, TN 37214
SEND TAX BILLS TO:
New Owner

BILL GARRETT, Davidson County
Trans:T20110035797 DEEDWARR
Recvd: 06/15/11 14:01 2 pgs
Fees:13.00 Taxes:481.00
20110615-0045851

WARRANTY DEED

(Map 084-11O, Parcel 243.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **J. MARSHALL COLEMAN and wife, EMMA B. COLEMAN, and MARSHA COLEMAN McRIGHT,** hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **JOHN YANCEY**, hereinafter referred to as "Grantee", his heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 28, Maplecrest, according to plat and survey of same appearing of record in Book 1835, pages 27 and 28, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to J. Marshall Coleman and wife, Emma B. Coleman, by Warranty Deed of record in Book 3347, page 363, in the Register's Office of Davidson County, Tennessee. By Quitclaim Deed dated September 23, 1992, of record in Book 8737, page 523, in said Register's Office, the said J. Marshall Coleman and wife, Emma B. Coleman conveyed said property to Clark L. Shaw, Trustee. By Quitclaim Deed dated September 23, 1992, of record in Book 8737, page 524, in said Register's Office, the said Clark L. Shaw, Trustee conveyed the property to J. Marshall Coleman and Emma B. Coleman, Trustees. By Quitclaim Deed dated March 2, 2010, of record in Instrument 20100310-0018298, in said Register's Office, the said J. Marshall Coleman and Emma B. Coleman, Trustees conveyed the property to J. Marshall Coleman, Emma B. Coleman, and Marsha Coleman McRight.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Book 1835, pages 27 and 28; in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 2311 Maplecrest Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the

same is unencumbered except as noted herein, and for the 2011 real property taxes which will be prorated at closing and paid by the Grantee.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 27th day of May, 2011.

J. MARSHALL COLEMAN

EMMA B. COLEMAN

MARSHA COLEMAN McRIGHT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Marshall Coleman and Emma B. Coleman and Marsha Coleman McRight, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of May, 2011.

Notary Public

My Commission Expires: AUGUST 16, 2014

(SEAL)

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $130,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 27th day of May, 2011.

Notary Public

My commission expires: AUGUST 16, 2014

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

File No. 20110154