23307-3
Return to: JTC
Box 14A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110039872 DEEDWARR
Recvd: 07/05/11 08:40 2 pgs
Fees:13.00 Taxes:314.50
20110705-0050921

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$85,000.00~~.

Affiant

Subscribed and sworn to before me, this the 30th day of June, 2011.

Notary Public

My commission expires: 2/24/13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Brian Keith Coleman	**Magna Bank**	**Map 081-11-0, Parcel 325.00**
1714 16th Avenue N.	**1187 Old Hickory Boulevard, S/100**	
Nashville, TN 37208	**Brentwood, TN 37027**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Cleo Groves and Louise C. Groves, husband and wife

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

Brian Keith Coleman, a married man

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:

Tract 1: BEING the middle 1/3 of Lot No. 296, on the Plan of D.T. McGavock and others Addition, of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee, described as follow:

Said part of said lot fronts 33-1/3 feet in the easterly side of 16th Avenue North and runs back between parallel lines, 170 feet to an ally.

Tract 2: BEING the south 33-1/3 feet of Lot No. 296 on the Plan of D.T. McGavock and others addition, of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee

Said part of said lot fronts 33-1/3 feet in the east side of 16th Avenue North and runs back between parallel lines, 170 feet to an ally.

BEING the same property conveyed to Cleo Groves and wife, Louise C. Groves, by Deed dated September 8, 1981, from Lemont Curry, Trustee, with full power to mortgage, sell, convey or otherwise encumber without joinder of any other beneficiary, of record in Book 5792, Page 524, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (X) Unimproved (____) property, known as **1714 16th Avenue N., Nashville, TN 37208**

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 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 my/our hand(s) this **30th** day of **June, 2011.**

Cleo Groves

Louise C. Groves

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Cleo Groves and Louise C. Groves,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **June, 2011.**

_____
Notary Public

My Commission Expires: 2/24/13

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY