WARRANTY DEED

STATE OF TN
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF AUGUST, 2011.

Notary Public

MY COMMISSION EXPIRES: 5/1/2014 (AFFIX SEAL)

DANNY L. SMITH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

BILL GARRETT, Davidson County
Trans:T20110051716 DEEDWARR
Recvd: 08/23/11 08:19 2 pgs
Fees:13.00 Taxes:480.63
20110823-0064970

HIS INSTRUMENT WAS PREPARED BY
Legacy Title and Escrow, LLC
1800 S. Rutherford Blvd., Suite 104
Murfreesboro, TN 37130
from information provided by the parties.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnnie Coleman	First Community Mortgage, Inc.	133-12-304.00
(NAME)	(NAME)	
441 Jessie Dr.	275 Robert Rose Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **PTE Development, LLC as Trustee of XYZ Holding Trust No. 17**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Johnnie Coleman and wife, Maxine Coleman**, 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 Lot No. 37 on the Plan of Section Two, Addition to Greenwood Hills, as shown on plat of record in Plat Book 5200, Page 62, in the Register's Office of Davidson, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

This being the same property conveyed to PTE Development, LLC as trustee of XYZ Holding Trust No. 17 by Special Warranty Deed from US Bank, National Association, dated April 6, 2011, filed of record on April 14, 2011, in Instrument No. 20110414-0028834, in the aforesaid Register's Office.

This conveyance is made subject to subdivision restrictions, building lines and easements of record in Plat Book 5200, Page 62, and covenants of record Book 5303, Page 873, in the aforesaid Register's Office; and the 2011 County Taxes.

unimproved ☐

This is improved ☒ property, known as 441 Jessie Dr., Nashville, TN 37211
(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 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 my hand this 5th day of August, 2011.

PTE Development, LLC as trustee of XYZ Holding Trust No. 17, a Tennessee Corporation

By: Paul Kazanofski CEO
Paul Kazanofski, member

STATE OF TN

COUNTY OF Rutherford

Before me, Danny L. Smith, a Notary Public of said State and County, personally appeared Paul Kazanofski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the member of PTE Development, LLC a Tennessee Corporation, the within named bargainor, and that he as such member, being authorized so to do, executed the foregoing instrument for the purposes contained therein, by signing the name of the member by himself.

Witness my hand and official seal at Murfreesboro, Tennessee this 5th day of August, 2011.

Commission expires:
5/17/2014

Notary Public

DANNY L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY