BILL GARRETT, Davidson County
Trans:T20110070809 DEEDWARR
Recvd: 11/09/11 11:34 2 pgs
Fees:13.00 Taxes:453.25
20111109-0087684

(D)

Return To:

Prepared by:
Security Title & Escrow Co., LLC
1517 Hatcher Ln.
Columbia, Tennessee 38401

Return to Security Title & Escrow Company

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Michael Kinnard, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Thomas Coleman, Sr., unmarried, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> Located in Davidson County, Tennessee and being Lot 75, Plan of Hickory Woods Estates, Section C, as shown on plat of record in Plat Book 6900, Page 884-887, Register's Office of Davidson County, Tennessee.
>
> Being the same property conveyed to Michael Kinnard by Instrument 20110408-0027297, Register's Office of Davidson County, Tennessee.
>
> Map & Parcel 176050A05800CO
>
> FIRST PARTY warrants that no other individual or entity holds any other interest in the above-described property, whether marital or otherwise. FIRST PARTY further warrants that the above-described property is not and has never been their personal residence.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that he is lawfully seized and possessed of said real estate, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 4th day of November, 2011.

Michael Kinnard

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Michael Kinnard, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand at office, this 4th day of November, 2011.

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF MAURY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $122,500.00.

Affiant

Subscribed and sworn to before me this 4th day of November, 2011.

My commission expires:

Notary Public

NEW PROPERTY OWNERS:

Thomas Coleman, Sr.
705 Sunnyvale Court
Antioch, TN 37013

PERSON(S) RESPONSIBLE FOR TAXES:

US Bank National Association
3180 Rider Trail South
Earth City, MO 63045