Davidson County DEEDWARR
Recvd: 03/26/12 15:18 3 pgs
Fees:18.00 Taxes:259.00
20120326-0025710

Prepared By & Return To:
Clarity Title, LLC
815 Loretta Drive
Goodlettsville, TN 37072
12-0154JF

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00.

Grace M. Richardson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th day of March, 2012.

Notary Public

Commission Expiration: 4/20/15

ADDRESS OF NEW OWNER:
Grace M. Richardson
2949 Lyndale Drive
Nashville, TN 37207

SEND TAX BILLS TO:
~~Same~~ Grace Richardson
2949 Lyndale Dr.
Nashville, TN 37207

MAP-PARCEL:
06007000900

WARRANTY DEED

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,

Frances E. Coleman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Grace M. Richardson, married and Sabrina J. Moore, single

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:

Being Lot No. 104 on the Plan of Hillhurst Acres, Section 1, as of record in Book 2331, Page 50 & 51, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lee A. Coleman Jr. and wife, Frances E. Coleman from Richmond Construction Company Inc. by deed dated 01/20/1960 filed for record on 01/22/1960 in Book 3026, page 179, in the Register's Office for Davidson County Tennessee. The said Lee A. Coleman, Jr. having since died on September 17, 1989 leaving his wife, Frances E. Coleman, the said residence.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **2949 Lyndale Drive Nashville, TN 37207**

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.

Frances E. Coleman by Deborah Kay Hagar POA

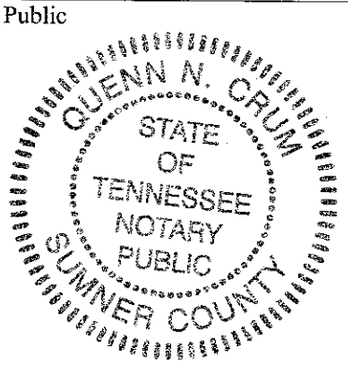
Frances E. Coleman
By: Deborah Kay Hagar, Atty in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 15th day of March, 2012, before me personally appeared Deborah Kay Hagar, to me known to be the person who executed the foregoing instrument in behalf of Frances E. Coleman, as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said Frances E. Coleman. Witness my hand and official seal.

Notary Public

Commission Expiration: 4/20/15



Certificate of Authenticity

I, Julia A. Hirt, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Quenn N Crum, a notary public for this county and state, Julia A. Hirt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4/20/15.