This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 5**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**

BILL GARRETT, Davidson County
Trans: T20120030928 DEEDWARR
Recvd: 04/27/12 13:39 3 pgs
Fees: 18.00 Taxes: 33.30
20120427-0036198

---------Above This Line Reserved For Official Use Only----------

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, **Eugene P. Coleman,** hereinafter referred to as "Grantor", have this day bargained and sold, and by these present do hereby transfer and convey unto **Carl Massaro,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being the southerly parts of Lots Nos. 458 and 459 on the Map of Maury and Claiborne's addition to South Nashville, of record in Plat Book 21, Page 84 and 85, Register's Office for said county and described according to a copy of a survey thereof made October 14, 1946 by Lewis D. Justice as follows: Said parts of said lots front 37 feet on the west side of Lewis Street and run back between lines 79.5 feet on the north line and 80 feet on the south line, along the north margin of the Hubbard Alley to a dead line on which they measure 44 feet.

Being the same property conveyed to James Alfred Miller and wife, Frances Coleman Miller by Deed from Joy R. Karr, dated 05/29/1991 and filed for record on 03/13/1992 in Book 8574, Page 279, Register's Office for Davidson County, Tennessee.

Francis E. Coleman-Miller died March 18, 2018 and James A. Miller died intestate leaving Eugene P. Coleman as sole heir at law as evidenced by Affidavit of Heirship filed for record in Instrument 200909170086753, Register's Office for said County.

Map & Parcel: 10504007600

This property is known as: **10 Lewis St., Nashville, TN 37210**

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 24th day of April, 2012.

Eugene P Coleman

Eugene P. Coleman, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eugene P. Coleman, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 24th day of April, 2012.

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 21, 2013

NOTARY PUBLIC

My Commission Expires:/C

Grantee(s) Name, Address:	Send Tax Statement To:
Carl Massaro	New Owner
409 Glen West Dr.	
Nashville, TN 37215	

State of TENNESSEE
County of DAVIDSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$9,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 26 day of April, 2012.

Affiant

Carl Massaro
Type or Print Name

(Seal)

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 21, 2013

Notary Public

My commission expires:

W Davis
Type or Print Name