THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12050783** RETURN TO: PREMIER ESCROW, LLC 4300 HILLSBORO ROAD, STE 300 NASHVILLE, TN 37215	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $475,000.00. Affiant Subscribed and sworn to before me, this 31st day of May, 2012. CONNIE TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER Notary Public My Commission Expires: 9/21/2015

WARRANTY DEED

Address New Owner: Ann T. Loyd and Paul J. Loyd 849 Lakemont Drive Nashville TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 16-9-15.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Curtis Coleman and Melanie Coleman, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ann T. Loyd and Paul J. Loyd, wife and husband,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Oak Hill Estates, Section Two, of record in Book 4460, Pages 36, 37 and 38, Register's Office for Davidson County, Tennessee.

Said Lot fronts 118 feet on the Southerly margin of Lakeview Drive and runs back 411.37 feet on the Easterly line and 406.75 feet on the Westerly line to a dead line in the rear, on which it measures 208 feet.

Being the same property conveyed to Curtis Coleman and wife, Melanie Coleman by Warranty Deed from Robert Templin and wife, Dale Webb Templin, recorded on the 3rd day of March, 2004 in Instrument No. 20040303-0024066, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OAK HILL ESTATES, SECTION TWO, as recorded in Plat Book 4460, Page(s) 36, 37 and 38.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4537, Page 496 .

BILL GARRETT, Davidson County
Trans:T20120040178 DEEDWARR
Recvd: 06/01/12 09:15 2 pgs
Fees:13.00 Taxes:1757.50
20120601-0047449

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of May, 2012.

Curtis Coleman

Melanie Coleman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 31st day of May, 2012.

Notary Public
My Commission Expires: _____

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 5, 2015