Prepared by:
Tennessee Title & Escrow Affiliates, LLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $84,000.00

Affiant

Subscribed and sworn to before me, this 28th day of June, 2012.

Notary Public
My commission expires: 3-21-2016

KRISTIN SELPH
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BILL GARRETT, Davidson County
Trans:T20120048410 DEEDWARR
Recvd: 07/02/12 09:43 2 pgs
Fees:13.00 Taxes:310.80
20120702-0057696

Address of New Owner:	Send Tax Bills to:	Tax Information
Emily Gayle Coleman 401 Hitt Lane Goodlettsville, TN 37072	New Owner 103 Lakeside Dr. Goodlettsville, TN 37072	018-07-0-037.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeffrey Wayne Rankhorn and wife, Paula Renee Rankhorn (f/k/a Paula Renee Porter),** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Emily Gayle Coleman and Sandra H. Cavitt, joint tenants with right of survivorship,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Section 1, Connell Estate's of record in Plat Book 2900, Page 15, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeffrey Wayne Rankhorn, and wife, Paula Renee Porter by Quitclaim Deed from Jeffrey Wayne Rankhorn of record at Instrument No. 20110316-0020703, Register's Office for Davidson County, Tennessee, dated March 09, 2011.

Being the same property conveyed to Jeffrey Wayne Rankhorn, a married man by Warranty Deed from Delores M. Breedlove, an unmarried woman of record at Instrument No. 20051209-0148516, Register's Office for Davidson County, Tennessee, dated November 29, 2005.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 401 Hitt Lane, Goodlettsville, TN 37072

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 28th day of June, 2012.

Jeffrey Wayne Rankhorn

Paula Renee Rankhorn (f/k/a Paula Renee Porter)
by Jeffrey Wayne Rankhorn, attorney-in-fact
by Jeffrey Wayne Rankhorn
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeffrey Wayne Rankhorn,,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 28th day of June, 2012.

Notary Public

My Commission expires: 3-21-2016

M. KRISTIN SELPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeffrey Wayne Rankhorn**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he is the attorney-in-fact for **Paula Renee Rankhorn** and who further acknowledged that he executed the within instrument for the purposes therein contained by signing his name as the attorney-in-fact for **Paula Renee Rankhorn**.

Witness my hand and official seal at Franklin, Tennessee, this the 28th day of June, 2012.

Notary Public

My Commission expires: 3-21-2016

M. KRISTIN SELPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

FILE NO: 2012062138