THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12102158** BILL GARRETT, Davidson County Trans:T20120087425 DEEDWARR Recvd: 11/15/12 13:47 2 pgs Fees:13.00 Taxes:1628.00 20121115-0105499	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $440,000.00. Affiant Subscribed and sworn to before me, this 9th day of November, 2012. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Curtis A. Coleman and Melanie Annette Coleman 2017 Stonehurst Drive Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 14415004900

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, **Raul J. Guzman and Mary Beth R. Guzman, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Curtis A. Coleman and Melanie Annette Coleman, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 415, HILLSBORO PARK, SECTION IV, as shown on plat of record in Plat Book 2331, Page 142, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Raul J. Guzman and wife, Mary Beth R. Guzman by Warranty Deed from Mildred M. Piepmeier, recorded on the 24th day of August, 1999 in Deed Book 11633, Page 25, 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 2013 and thereafter, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HILLSBORO PARK, SECTION IV, as recorded in Plat Book 2331, Page(s) 142.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2435, Page 237 and Book 2596, Page 23, amended in Book 2603, Page 440 and Book 3836, Page 620.

This is improved property located at 2017 Stonehurst Drive Nashville TN 37215.

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 9th day of November, 2012.

Raul J. Guzman

Mary Beth R. Guzman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Raul J. Guzman and Mary Beth R. Guzman, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of November, 2012.

Notary Public

My Commission Expires: _____

