BILL GARRETT, Davidson County
Trans:T20130055090 DEEDWARR
Recvd: 06/28/13 13:07 2 pgs
Fees:13.00 Taxes:518.00

20130628-0066836

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $140,000.00

Elaine C Williamson
Affiant

Subscribed and sworn to before me, this 28th **day of June, 2013.**

Mary Birthright
Notary Public
My commission expires: 11-3-15

05-1305-66001

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Donald E. Huth 241 Wyndom Court Goodlettsville TN 37072	USAA, FSB 10750 McDermott Freeway San Antonio, TX 78288	026-06-0-A-026.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Phillip D. Coleman and wife, Carol J. Coleman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Donald E. Huth, unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. 26, on the Plan of Resubdivision for Phase 1B of The Townhomes at Windsor Green, of record in Plat Book 8250, Page 995, as amended in Instrument No. 20010813-0086903, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Phillip D. Coleman and wife, Carol J. Coleman by deed from Dial Properties, LLC, dated January 2, 2003, recorded January 9, 2003, of record in Instrument No. 20030109-0004059, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 241 Wyndom Court, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 24th day of June, 2013.

Phillip D. Coleman

Carol J. Coleman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Phillip D. Coleman and Carol J. Coleman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 24th day of June, 2013.

Notary Public
State of Tennessee at Large

My Commission expires: 4/17/16

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY