BILL GARRETT, Davidson County
Trans: T20130069652 DEEDWARR
Recvd: 08/13/13 14:15 2 pgs
Fees: 13.00 Taxes: 1265.40

20130813-0085003

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 208
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is gr
this transfer is $342,000.00

Affiant

Subscribed and sworn to before me, this ____ day of July 2013.

Notary Public
My commission expires: 5-3-16

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Jason Ryan Coleman	Reliant Bank	172140B155.00
4737 Sterling Cross	1736 Carothers Pkwy	
Nashville, TN 37211	Brentwood TN 37027	

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 Donna Komisar hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Jason Ryan Coleman and wife Katherine Ashley Stevens Coleman* 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:

* husband and wife

Being Lot 155 on the Plan of Winfield Park Phase 1 Section 2 Revision 2 of record in Instrument No. 20010313-0024087 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Donna Komisar by deed from Turnberry Homes, LLC of record in Instrument No. 20030618-00836865 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2013 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Winfield Park Phase 1 Section 2 Revision 2 of record in Instrument No. 20010313-0024087 Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 11113 page 691 and amended in book 20001211-0122000 and in any allied instruments(s) referred to in said restrictions. 4) Bylaws for Winfield Park Homeowners Association of record in Book 11113 Page 717

This property is improved property known as 4737 Sterling Cross, Nashville,, Tennessee 37211

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 31ST day of July, 2013.

Donna Komisar by Ann H. Heard atty in fact
Donna Komisar by Ann H. Heard Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 31st day of July, 2013, before me personally appeared Ann H. Heard to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Donna Komisar acknowledged that such person executed the same as the free act and deed of Donna Komisar.

Notary Public

My Commission expires 2/23/15

FILE NO: 077803

Amy Cross Nance
State of Tennessee Notary Public
Williamson County