THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13080146**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $454,200.00. Affiant Subscribed and sworn to before me, this 26th day of September, 2013. Notary Public My Commission Expires: 07/03/17

Rachel Neal STATE OF TENNESSEE NOTARY PUBLIC Davidson County

BILL GARRETT, Davidson County
Trans:T20130084719 DEEDWARR
Recvd: 10/01/13 12:41 2 pgs
Fees:13.00 Taxes:1680.54
20131001-0102888

WARRANTY DEED

Address New Owner: Linda Rose 4207 B Kirtland Rd Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-02-0-F 002.00 CO

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, **John Coleman, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Linda Rose, unmarried** ("Grantees"), her 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, State of Tennessee, described as follows to-wit:

Unit No. 4207-B, together with the carport designated No. 4207-B (Carport), in HILLSBORO HALL, PHASE II, a Condominium, a Horizontal Property Regime, located on Kirtland Road between Overhill and Castleman Drives, Davidson County, Tennessee, and described in a Master Deed and the plat attached thereto, of record in Book 11573, Page 376, Register's Office for Davidson County, Tennessee, to which documents reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of HILLSBORO HALL, PHASE II, thereto, recorded in Book 11573, Page 376, and Plat attached thereto, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Said units also comprise Lots 65 and 67, Hollywood Place, recorded in Book 547, Pages 85 and 86, Register's Office for Davidson County, Tennessee, and a portion of Lot No. 2, Resubdivision of Lots 60, 61, 62 and 66, Hollywood Place, of record in Book 9700, Page 786, said Register's Office.

Being the same property conveyed to John Coleman by Warranty Deed from Kathleen Lucy Trettel, a Widow, recorded on the 22nd day of September, 2005 in Instrument No. 20050922-0114184, 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.

Terms and provisions of by-Laws recorded in Book 11573, Page 387.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing HILLSBORO HALL, PHASE II of record in Book 11573, Page 376; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water,

electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Cross-Easement recorded in Book 11622, Page 610.

This is improved property located at 4207 B Kirtland Rd 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 26th day of September, 2013.

John Coleman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 26th day of September, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014