This Instrument was prepared by:
Jason A. Lee, Esq.
Brewer, Krause, Brooks, Chastain & Burrow, PLLC
611 Commerce Street, Suite 2600
Nashville, TN 37203
(615) 256-8787

BILL GARRETT, Davidson County
Trans:T20130105350 DEEDQC
Recvd: 12/18/13 10:42 2 pgs
Fees:12.00 Taxes:0.00
20131218-0127812

(Please Note: This instrument is prepared based on information provided by the parties herein. No title examination was requested by the parties or performed by the preparer of this instrument in preparation for this transaction. No guarantee or opinion as to the state of title to this property is given by the preparer of this instrument to the parties.) **QUITCLAIM DEED**	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1.00 Affiant SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th DAY OF October, 2013. Notary Public (Affix Seal) My Commission Expires: 11/5/14

Address of New Owner:	Send Tax Bills To:	Tax/Parcel Number:
Carl Stephen Coleman and Deborah Denise Coleman 1512 Kinnard Drive Franklin, TN 37064	SAME	03409000300

For and in consideration of the sum of one Dollars and no Cents ($1.00), cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I Carl Stephen Coleman, married, hereinafter called the Grantor, has bargained and sold, and does hereby Quitclaim and convey unto Carl Stephen Coleman and Deborah Denise Coleman, Tenancy by the Entirety with Right of Survivorship, hereinafter called the Grantee, their heirs and assigns, all of my right, title and interest in and to the following described Real Property in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 155 on the Plan of Gatewood, Section I as of record in Book 3300, pages 47-52, inclusive, Register's Office for said County.

Said Lot No. 155 fronts 83.7 feet on the east side of Marita Avenue, and extends back 196.5 feet on the north line and 166 feet on the south line to a dead line in the rear on which it measures 69.9 feet.

Being the same property conveyed to Williams C. Coleman and wife, Kathleen W. Coleman (deceased) by deed from Fieldcrest, Inc., as recorded in Book 3611, Page 600, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 3370, page 121 and Book 3398, page 438; and to the easements and limitations shown on the map of record in Book 3300, pages 47-52 inclusive, said Register's office.

This property is improved and is otherwise known as 126 Marita Avenue, Goodlettsville, Davidson County, Tennessee 37072.

Being the same property conveyed to the grantor herein by Quitclaim Deed of record at Book 20101202-0095723, Davidson County, Tennessee, Register of Deeds.

Witness my hand this 17 day of DECEMBER, 2013.

Carl Stephen Coleman

CARL STEPHEN COLEMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CARL STEPHEN COLEMAN, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, TN, this 17th day of December, 2013.

Rhonda K Pritchett

Notary Public

My Commission Expires: 11/5/14

