BILL GARRETT, Davidson County
Trans:T20130105743 DEEDWARR
Recvd: 12/19/13 11:36 4 pgs
Fees:23.00 Taxes:259.00
20131219-0128229

This Instrument Prepared by:
Jeffrey S. Tanen, Esquire
Jeffrey S. Tanen, P.A.
4000 Ponce de Leon Boulevard, Suite 570
Coral Gables, FL 33146
Telephone: (305) 374-3250

Map & Parcel
061 02 0 089 00

WARRANTY DEED

Send Tax Bills To:
Jenna Marquardt Coleman
132 Fieldcrest Circle
Hendersonville, TN 37075

THIS INDENTURE, made this 27th day of November, 2013, between **JENNA MARQUARDT COLEMAN, joined by her husband, JONATHAN COLEMAN,** whose address is 132 Fieldcrest Circle, Hendersonville, TN 37075, of the County of Davidson, State of Tennessee, Grantors, and **POST SCRIPT RECORDS, LLC,** a Tennessee Limited Liability Company, 2235 Okeechobee Boulevard, West Palm Beach, FL 33409, Grantee.

WITNESSETH:

That said Grantors, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's legal representatives and assigns forever, the following described land, situate, lying and being in Davidson County, Tennessee, to-wit:

A 50% undivided interest as a tenant in common of the following property:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 251 ON THE PLAN OF SECTION 7, GRA-MAR ACRES, AS OF RECORD IN BOOK 2331, PAGE 80, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 251 FRONTS 80 FEET ON THE EAST SIDE OF GRAYCROFT AVENUE AND RUNS BACK BETWEEN LINES, 185.4 FEET ON THE NORTH LINE AND 190 FEET ON THE SOUTH LINE, TO A DEAD LINE IN THE REAR, WHICH IS A BROKEN LINE, MEASURING 80.58 FEET THEREON.

THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, COVENANTS AND CONDITIONS CONTAINED IN THE DEEDS FORMING THE CHAIN OF TITLE TO THIS PROPERTY BUT ARE NOT RE-IMPOSED HEREBY.

BEING THE SAME PROPERTY AS CONVEYED TO RONALD COLEMAN AND WIFE, DEATRICE COLEMAN, BY DEED FROM RENEE ROBERTS AND RICK YOUNG, DATED 11/29/2006 RECORDED 11/30/2006 AS INSTRUMENT NO. 20061130-0147876 IN THE OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 4518 Graycroft Avenue, Nashville, TN 27216-1208
The legal description was obtained from a previously recorded instrument

TO HAVE AND TO HOLD, the above described premises of real property together with all right, title, interest, hereditaments and appurtenances thereto appertaining unto Grantee, its successors and assigns, forever. Grantors, for themselves and their heirs, executors and administrators, do hereby covenant with Grantee, its heirs and assigns, that (I) Grantors are lawfully seized in fee simple of the above described premises of real property, (ii) Grantors have full power, authority and right to convey the same, (iii) the premises of real property is free and clear of all liens and encumbrances, and (iv) Grantors will forever warrant and defend the premises of real property and the title thereto against the lawful claims of all persons whomsoever.

The source of title in Grant is by Warranty Deed recorded in the office of the Register of Deeds under Instrument Number 20100106-0001101, of Davidson County, Tennessee.

(Signature Pages to follow)

IN WITNESS WHEREOF, Grantors have hereunto set Grantors' hands and seals the day and year first above written.

Signed, sealed and delivered
in the presence of us:

Witness

Edward LeViness
Print

Witness

William Barter
Print

JENNA MARQUARDT COLEMAN

JONATHAN COLEMAN

Maximum principal indebtedness for Tennessee recording tax purposes is $70,000.00.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any).

STATE OF ~~TENNESSEE~~ Colorado)
) ss:
COUNTY OF ~~DAVIDSON~~ Weld)

On this 27th day of November, 2013, before me personally appeared Jenna Marquardt Coleman, joined by her husband, Jonathan Coleman, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

My commission expires: July 22, 2017

Notary Public, State of ~~Tennessee~~ Colorado
Print: Alexandra Truax

ALEXANDRA TRUAX
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134047224
MY COMMISSION EXPIRES JULY 22, 2017

M:\Dean Patty\441.025 Pur TN interest Coleman\Closing Docs\Special Warranty Deed.wpd

BILL GARRETT
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $70,000.00.

Affiant (Attorney for grantee Jeffrey S. Tanen)

Subscribed and sworn before me, this 18 day of December, 2013

Notary

MELANIE BROUSSARD
Commission # FF 060990
Expires October 28, 2017
Bonded Thru Troy Fain Insurance 800-535-7019