BILL GARRETT, Davidson County
Trans:T20140015117 DEEDWARR
Recvd: 03/05/14 12:47 2 pgs
Fees:13.00 Taxes:74.00
20140305-0018549

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 2014.

Notary Public
MY COMMISSION EXPIRES: 8-23-16
File No. G14-8416D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Benjamin Coman and Violica Coman (NAME)	Benjamin Coman (NAME)	43-13-A-80 CO
323 Forrest Park Rd, Unit 6-16 (STREET ADDRESS)	Box 303 (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Madison TN 37115 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Glendon Herron and Kimberly Elayne Freeman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Benjamin Coman and Violica Coman, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 6-16, on the plan of Robin Hood Condominiums, according to the Master Deed of record in Book 5388, page 524, Book 6569, page 149, and Book 11399, page 660, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Areas/Elements appurtenant to said Unit as set forth in said Master Deed, and more particularly described in Plat Book 5200, page 124, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Glendon Herron, Alice V. Herron and Kimberly Elayne Freeman, as joint tenants with right of survivorshipfrom G/G & H, by Quit Claim Deed dated July 6, 2011, as Instrument No. 201107080052421, in the Register's Office for Davidson County, Tennessee. Alice V. Herron having since died January 15, 2014, leaving said property vested in Glendon Herron and Kimberly Elayne Freeman, as the surviving tenants.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 5200, page 124, Register's Office for Davidson County, Tennessee.
2. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.
3. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest 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; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Robin Hood Condominiums and recorded in Book 5388, page 524, Book 6569, page 149, and Book 11399, page 660, Register's Office for Davidson County, Tennessee.

4. Charter of Homeowner's Association of record in Book 5383, page 314, Register's Office for Davidson County, Tennessee.

5. Easement for sanitary sewers/storm drainage as recorded in Book 3436, page 486, Register's Office for Davidson County, Tennessee.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Glendon Herron is signed by his duly appointed Attorney-in-fact Kimberly Elayne Freeman, pursuant to the Power of Attorney recorded in Instrument #_____, said Register's Office.

This is improved property, known as 323 Forrest Park Rd, Unit 6-16,Madison, TN 37115.

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 and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized 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, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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/our hand(s) this 28th day of February, 2014.

GLENDON HERRON

By: Glendon Herron Kimberly Elayne Freeman Attorney-in-Fact
Kimberly Elayne Freeman, Attorney-in-Fact

February 28, 2014
Date

KIMBERLY ELAYNE FREEMAN
Kimberly Elayne Freeman

February 28, 2014
Date

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 Kimberly Elayne Freeman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of February, 2014.

My Commission Expires: 8-23-16

BRIAN SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Kimberly Elayne Freeman, Attorney-in-Fact for Glendon Herron, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of February, 2014.

My Commission Expires: 4-23-14

Tammy Morris

Notary Public

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066