WARRANTY DEED

CAITLIN E. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
HAMILTON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $7,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of May, 2014.

Notary Public

MY COMMISSION EXPIRES: 12-27-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Trehon Cockrell-Coleman	New Owner	06916016900
(NAME)	(NAME)	
1268 Tuckahoe Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 05/20/14 13:26 3 pgs
Fees:18.00 Taxes:27.75
20140520-0043351

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Kristine Bruce, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Trehon Cockrell-Coleman, unmarried, 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:

Parcel A:
Land lying in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, and described according to a survey made by J. R. Wauford & Co., Surveyors, February 28, 1953, as follows:

Beginning at a point on the East margin of Manchester Avenue, South 36 deg. 30' West 285 feet from the intersection of the East margin of said Avenue and the center line of the Hydes Ferry Pike; thence with the East margin of said Avenue, South 36 deg. 30' West 30 feet to an iron pin; thence South 53 deg. 30' East 234 feet to an iron pin; thence North 36 deg. 30' East 30 feet, and thence North 53 deg. 30' West 234 feet to the beginning.

Parcel B:
Land in the 13th, formerly the 23rd, Civil District of said County and State, described as follows:

Beginning at the Southeast corner of the property conveyed to Leslie Smith et al, by E. C. Elrod and wife, by deed of record in Book 2592, Page 277, Register's Office for said County, South 53 deg. 30' East 234 feet from the Southeasterly margin of Manchester Avenue, the point of beginning; thence with the Northeastern boundary of said Smith property, North 53 deg. 30' West 88 feet; thence North 36 deg. 30' East 10 feet; thence Easterly 11 feet, more or less, to a point North 53 deg. 30' West 78 feet from the Southeastern boundary line of the property conveyed to E. C. Elrod and wife, by Charles R. Hackett by deed of record in Book 2138, Page 544, said Register's Office; thence South 53 deg. 30' East 78 feet; thence South 36 deg. 30' West 20 feet to the beginning.

Being the same property conveyed to Kristine Bruce by Special Warranty Deed from The CIT Group/Consumer Finance, Inc., recorded on the 6th day of January, 2009 in Instrument No. 20090106-0001098, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☑

This is improved ☐ property, known as 1910 Manchester Avenue, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 16th day of May, 2014.

Kristine Bruce

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 16th day of May, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kristine Bruce**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

Notary Public,

KIMBERLY HOLLINGSHEAD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires JAN. 27, 2015

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 12-27-15

Notary's Seal (if on paper)

CAITLIN E. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).