Davidson County DEEDWARR
Recvd: 05/27/14 11:32 3 pgs
Fees:18.00 Taxes:1287.60
20140527-0045227

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 53504
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Mark Andrew Coleman Langhorne K. Coleman 4204 Nevada Avenue Nashville, TN 37209	AVENUE BANK 3823 CLEGHORN AVENUE NASHVILLE, TN 37215

TAX MAP-PARCEL NUMBERS: 09116022400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$348,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Matthew Lukach and wife, Grace Ann Lukach**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mark Andrew Coleman and Langhorne K. Coleman, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 105 of Block 3 on the Plan of Charlotte Park Company's First Addition to Nashville of record in Book 57, page 103, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Matthew Lukach and wife, Grace Ann Lukach by Warranty Deed from George Lawson and wife, Amy Lawson, dated November 19, 2010 and recorded on April 18, 2011 of record in Doc. No. 20110418-0029602, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 57 Page 103, said Register's Office.

This is improved property, known as: 4204 Nevada Avenue, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of May, 2014.

Matthew Lukach

Grace Ann Lukach

State of TENNESSEE
County of DAVIDSON

On this 23rd day of May, 2014 , before me the undersigned authority, personally appeared Matthew Lukach and Grace Ann Lukach , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $348,000.00

Affiant

Sworn and subscribed before me this the 23rd day of May, 2014

My Commission Expires: _____

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Comm. Expires
November 6, 2017

Notary Public

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ELIZABETH J. SMITH, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015