Davidson County DEEDWARR
Recvd: 08/20/14 12:31 3 pgs
Fees:18.00 Taxes:540.50
20140820-0075809

THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $146,080.00

Affiant

Subscribed and sworn to before me as of the 19th day of August, 2014.

Notary Public

My Commission Expires: 06-19-16

SHLEY W. MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
HERFORD COUNTY
My Commission Expires 06-19-2016

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Michael Brandon Mauldin 4409 Nevada Avenue Nashville, TN 37209	**SAME**	09116037100

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Christopher Gale Coleman, a married man**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Michael Brandon Mauldin, an unmarried man and Emily Jane Kitos, an unmarried woman, as joint tenants with right of survivorship,** their heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being in the 11th formerly 24th Ward of the City of Nashville, Tennessee, being part of the 28.26 acre tract shown on the Map of Charlotte Park Company's Addition extended, as of record in Book 421, Page 10, and more particularly described as follows:

Beginning at the southeastern corner of the 40th Avenue, North formerly "C" or Stump Avenue and Dakota Avenue, formerly 4th Avenue: thence with the southerly margin of Dakota Avenue, eastwardly 75 feet: thence at right angles southwardly 150 feet: thence at right angles westwardly 75 feet to the easterly margin of 40th Avenue, North: thence with said margin northwardly 150 feet to the point of beginning.

Being the same property conveyed to Christopher Gale Coleman, unmarried by deed from Thomas A. Clarkson and Rebecca Clarkson Burgoyne and Allen C. Clarkson and James Culbreth Clarkson of record in Instrument No. 20070503-0053206 Register's Office for Davidson County, Tennessee, dated April 27, 2007 and recorded on May 03, 2007.

Being improved property known as 3919 Dakota Avenue Nashville, TN .

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that he is lawfully seized and possessed of said land in fee simple, has a

good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Taxes for the year 2014 a lien, not yet due and payable.
2. Subject to all matters shown on the Plan of record in Plat Book 421, Page 10, Register's Office for Davidson County, Tennessee.
3. Encroachments, overlaps, boundary line disputes, and any matters which would be disclosed by an accurate survey and inspection of the land.

Grantor further covenants and binds himself, his heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, his heirs and/or assigns, against the lawful claims of all persons whatsoever.

The undersigned, Holly Coleman, being the spouse of Christopher Gale Coleman, the Grantor herein, join in this deed for the sole purpose of conveying any right, title or interest she may have in or to the within described real property, if any, by virtue of marriage, and, notwithstanding any language contained in this deed to the contrary, makes no warranties or representations to Grantee(s) or his successors or assigns that any such rights exist as a matter of law. The undersigned is not an owner of record and is not named in any prior conveyance of the property.

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto as of the 19th day of August, 2014.

Christopher Gale Coleman

Holly Coleman

STATE OF TENNESSEE)
COUNTY OF)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Christopher Gale Coleman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 18th day of August, 2014.

Notary Public

ASHLEY W. MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016

My Commission Exp 06-19-16

STATE OF TENNESSEE)
COUNTY OF)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Holly Coleman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 18th day of August, 2014.

Notary Public

ASHLEY W. MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016

My Commission Exp. 06-19-16

CERTIFICATE OF AUTHENTICITY

I, the undersigned, 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.

Janet Gers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Notary Public
Commission Expires: 06-19-16

