WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140068038 DEEDWARR
Recvd: 09/12/14 09:16 2 pgs
Fees:13.00 Taxes:351.50
20140912-0083602

MARIE COLLINS NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Krista Highers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th DAY OF SEPTEMBER, 2014.

Marie Collins
Notary Public

MY COMMISSION EXPIRES: 12-15-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Chassidy Coleman		150 11 0 073.00
(NAME)	(NAME)	
3312 New Towne Road	SAME	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ninety-Five Thousand And No/100 Dollars ($95,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Judy Diana Lindsay, an unmarried person**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Chassidy Coleman, unmarried**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 181 on the Plan of Towne Village of the Country, Section 2, of record in Plat Book 5200, page 176 and 177, Register's Office for Davidson County, Tennessee, to which plat reference id hereby made for a more complete legal description.

Being the same property conveyed to J. Diana Hall, unmarried by Warranty Deed dated July 31, 2003 from Chester D. Campbell, as surviving tenant by the entirety and filed of record in Instrument No. 20030807-0112763, said Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Judy Diana Lindsay by Quitclaim Deed dated March 6, 2008 from John Dale Lindsay and filed of record in Instrument No. 20080428-0042990, said Register's Office. The said Judy Diana Lindsay, J. Diana Lindsay, and J. Diana Hall are all one and the same person.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3312 New Towne Road, Antioch, TN 37013

File Number: FRN-141011

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, has 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 our hands this 5th day of September, 2014.

Judy Diana Lindsay by Chris Cantrell, Attorney In Fact

Judy Diana Lindsay by Chris Cantrell, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Chris Cantrell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Judy Diana Lindsay, as her Attorney In Fact, under Power of Attorney bearing Instrument No. 20140912.0083601, Register's Office for DavidsonCounty, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Judy Diana Lindsay, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 5th day of September, 2014.

Notary Public

LAURA M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:

3-25-18

File Number: FRN-141011