14-1-220

BILL GARRETT, Davidson County
Trans:T20140070356 DEEDWARR
Recvd: 09/19/14 12:46 2 pgs
Fees:13.00 Taxes:450.66
20140919-0086279

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 16th day of September, 2014 by and between Matthew M. Coate, unmarried, hereinafter referred to as GRANTOR, and Charles D. Coleman and wife, Audrey L. Coleman, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being unit no. 105, together with the appurtenant interest in the common elements of the Belle Glen II Condominiums, a horizontal property regime established by Master Deed, of record in Instrument no. 20001211-0121937 and amended in Instrument no. 20010123-0006937, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "E" to the aforementioned Master Deed.
>
> Being the same property conveyed to Matthew M. Coate, unmarried by Warranty Deed from Dana C. Johnson, an unmarried person dated March 31, 2008 and recorded April 3, 2008 of record in Instrument No. 20080403-0033959, Register's Office for Davidson County, Tennessee.

This is [xx]improved [ ]unimproved property known as: 7241 Highway 70 S Apt 105, Nashville, TN 37221

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Matthew M. Coate by Shan Azar his attorney in fact

Matthew M. Coate
by Shan Azar his attorney in fact

ATTORNEY IN FACT
STATE OF TENNESSEE
COUNTY OF Davidson

On this 16th day of September, 2014 before me personally appeared Shan Azar, 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 Matthew M. Coate, and acknowledged that he executed the same as the free act and deed of said Matthew M. Coate.

Witness my hand, at office, this 16th day of September, 2014.

Notary Public

My Commission Expires: My Commission Expires October 30, 2016

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Charles D. Coleman
7241 Highway 70 S Apt 105
Nashville, TN 37221

Send Tax Statements to:
Charles D. Coleman
801 Hunterboro Court
Brentwood, TN 37027

Map & Parcel 142.07-0G-105.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $121,800.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Charles D. Coleman
Affiant

Sworn to and subscribed before me, a Notary Public, this 16th day of September, 2014.

Notary Public

My Commission Expires: My Commission Expires October 30, 2016

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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