This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title of Rutherford Co., LLC
230 Glenis Drive, Suite 304, Liberty Square, 615-890-1161
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Paul Edgar Boles
1673 Sulgrave Road
Charleston, SC 29414

SEND TAX BILL TO:
OWNER

MORTGAGEE:
Wilson Bank & Trust
710 NW Broad Street
Murfreesboro, TN 37129

MAP/PARCEL
72-9-400.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Robert J. Coleman, unmarried,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Paul Edgar Boles, married**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being all of **Lot No. 56, on the Plan of Irvington Subdivision**, as shown by plat and survey of record in Book 843, Page 60, of record in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Robert J. Coleman, unmarried, by Warranty Deed dated July 22, 1986, from Ralph William Tagg, Jr. and wife, Anne B. Tagg, appearing of record in Book 6927, page 83, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2014 and subsequent years.

This is **improved** property known as **1009 Carolyn Avenue, Nashville, Tennessee 37216.**

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, his heirs and assigns, forever, and, GRANTOR does covenants 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, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20140074133 DEEDWARR
Recvd: 10/02/14 09:34 2 pgs
Fees:13.00 Taxes:314.50
20141002-0090932

WITNESS my hand this the **30th** day of **September, 2014.**

Robert J. Coleman

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Robert J. Coleman, unmarried**, the bargainors, 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 within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of September, 2014.

Lisa D. Turner
NOTARY PUBLIC

LISA D. TURNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 6/19/2016

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual value or consideration, whichever is greater, for this transfer is **$85,000.00.**

AFFIANT

Subscribed and sworn to before me on this 30th day of September, 2014.

Lisa D. Turner
NOTARY PUBLIC

LISA D. TURNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 6/19/2016