#9258

WARRANTY DEED

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Waldrian Coleman	Ameris Bank	033130a03700co
(NAME)	(NAME)	
3055 Richmond Hill Drive	1800 Parkway Place, Ste. 820	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Marietta, GA 30067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Hidden Springs Development, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Waldrian Coleman, a single woman,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot no. 37, Hidden Springs Subdivision, Phase Two, Final Plat of record in Instrument No. 20061101-0135726, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Hidden Springs Development, LLC by deed of record in Instrument No. 20040715-0084906, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 837 Curtis Drive, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, have 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.

BILL GARRETT, Davidson County
Trans:T20150015820 DEEDWARR
Recvd: 03/04/15 10:05 2 pgs
Fees:13.00 Taxes:817.70
20150304-0018786

Witness my/our hands this 27th day of February, 2015.

Michael Henry, Managing Member of Hidden Springs Development, LLC

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Michael Henry, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the managing member of Hidden Springs Development, LLC, and that he as such managing member executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as managing member.

Notary Public
My Commission Expires: _____

File No.: 9258

