BILL GARRETT, Davidson County
Trans:T20150033567 DEEDWARR
Recvd: 05/01/15 16:07 2 pgs
Fees:13.00 Taxes:562.40
20150501-0039709

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$152,000.00.**

Ryan L. Gardner
Affiant

Subscribed and sworn to before me, this the ~~30th~~ 1st day of ~~April~~ May, 2015.

Amanda Vaughn
Notary Public

My commission expires: 8/23/2016
(AFFIX SEAL)

AMANDA VAUGHN
State of Tennessee
Notary Public
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Brad Hill	**Farmington Mortgage, a division of Capstar**	**Map 081-11-0, Parcel 325.00**
2301 Warfield Lane	**2002 Richard Jones Road, Suite 300A**	
Nashville TN 37215	**Nashville, TN 37215**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Brian Keith Coleman and wife, Lillie Denise Coleman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brad Hill, a married man

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:

Tract 1:
Land in Davidson County, Tennessee, being the middle 1/3 of Lot No. 296 on the Plan of D.T. McGavock and others Addition, of record in Book 21, page 41, Register's Office for Davidson County, Tennessee, described as follows:

Said part of said lot fronts 33 1/3 feet on the easterly side of 16th Avenue North and runs back between parallel lines, 170 feet to an alley.

Tract 2:
Land in Davidson County, Tennessee, being the south 33-1/3 feet of Lot No. 296 on the Plan of D.T. McGavock and others Addition, of record in Book 21, page 41, Register's Office for Davidson County, Tennessee, described as follows:

Said part of said lot fronts 33-1/3 feet on the east side of 16th Avenue North and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Brian Keith Coleman, a married man by Deed from Cleo Groves and Louise C. Groves, husband and wife, dated June 30, 2011, of record in Instrument No. 20110705-0050921, Register's Office for Davidson County, Tennessee.

Lillie **Denise Coleman joins in this conveyance to convey any marital interest she may have in the property.**

This conveyance is made subject to the following:
(1) The Plan of record in Book 21, Page 41, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
(2) Taxes for 2015 a lien, not yet due and payable, which have been prorated and assumed by the Grantee herein.

This is improved (__X__) Unimproved (____) property, known as **1714 16th Avenue North, Nashville, TN 37208**

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 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.

Witness my/our hand(s) this **30th** day of **April, 2015.**

Brian Keith Coleman

Lillie Denise Coleman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Lillie

Personally appeared before me, a Notary Public of said County and State, **Brian Keith Coleman and Denise Coleman,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **April, 2015.**

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 2/13/17