Davidson County DEEDQC
Recvd: 06/11/15 08:18 6 pgs
Fees:32.00 Taxes:0.00
20150611-0055146

QUITCLAIM DEED

R-#112458

MAIL RECORDED DEED TO:

BRITTANY SANTOS
TIMIOS, INC.
5716 CORSA AVENUE, #102
WESTLAKE VILLAGE, CA 91362

OWNER (SEND TAX BILLS TO):

PAUL M. COLEMAN
4700 BRIGHTON VILLAGE DR.
NASHVILLE, TN 37211

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, PAUL M. COLEMAN, an unmarried man, and CHRISTY COLEMAN, an unmarried woman, who took title as husband and wife (herein, "Grantor"), whose address is 4700 Brighton Village Dr., Nashville, TN 37211, hereby bargains, sells, remises, releases, quit claims and conveys to PAUL M. COLEMAN, an unmarried man (herein, "Grantee"), whose address is 4700 Brighton Village Dr., Nashville, TN 37211, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 4700 Brighton Village Dr., Nashville, TN 37211

WITNESS my hand and seal this 4 day of June, 2015

PIN NO: 161-09-0A-001.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

Christy Coleman

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Christy Coleman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 4 day of June, 2015.

[Affix Notary Seal]

JACQUELINE E. RAY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 03-11-2019

SIGNATURE OF NOTARY PUBLIC
My commission expires: 03/11/2019

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(E) as it is a transfer between former spouses in accordance with that section.

GRANTOR:

Paul M Coleman

Paul M. Coleman

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Paul M. Coleman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 4 day of June, 2015.

[Affix Notary Seal]

JACQUELINE E. RAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-11-2019

Jacqueline E. Ray
SIGNATURE OF NOTARY PUBLIC
My commission expires: 03/11/2019

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF Davidson

The actual consideration for this transfer is $0.

GRANTEE

Grantee signature Paul M Coleman
Paul M. Coleman

Subscribed and sworn to under oath before me, this 4 day of June, 2015

Jacqueline E. Ray
SIGNATURE OF NOTARY PUBLIC
My commission expires: 03/11/2019

Affix Notary Seal

JACQUELINE E. RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-11-2019

EXHIBIT A

[Legal Description]

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING TOWNHOME UNIT NO. 4700 (A/K/A UNIT 20) AS SET FORTH IN THE MASTER DEED ESTABLISHING BRIGHTON VILLAGE, A CONDOMINIUM FORM OF OWNERSHIP AND USE IN THE MANNER PROVIDED UNDER THE PROVISIONS OF TENNESSEE CODE ANNOTATED, TITLE 66, CHAPTER 27, SECTION 101, ET SEQ., AS AMENDED, OF RECORD AS INSTRUMENT NO. 20080117-0005582 IN THE REGISTER'S OFFICE; SAID LOTS ALSO BEING SHOWN AS PART OF EXHIBIT \"E\" TO SAID MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO PAUL M. COLEMAN AND CHRISTY COLEMAN, HUSBAND AND WIFE BY DEED FROM REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY RECORDED 05/16/2008 IN DEED BOOK PAGE , IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Warranty Deed Book _____ at Page _____ on May 16, 2008.

REF#20080516-0050679

PIN NO: 161-09-0A-001.00

STREET ADDRESS:

4700 Brighton Village Dr., Nashville, TN 37211

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

15-66588 (cmm)

True Copy Certification

I, Fate Hagood, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of California

County of Los Angeles

Personally appeared before me, ~~[Name of Notary],~~ Marisela Loyola a notary public for this county and state, ~~[name of person making certification]~~ Fate Hagood who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MARISELA LOYOLA
COMM. #2038717
Notary Public - California
Los Angeles County
My Comm. Expires Aug. 25, 2017

Notary's Signature

My Commission Expires: 08/25/2017

Notary' Seal (if on paper)