BILL GARRETT, Davidson County
Trans:T20150058425 DEEDWARR
Recvd: 07/17/15 13:47 2 pgs
Fees:13.00 Taxes:621.48
20150717-0070151

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map & Parcel No.
Linda L. Coleman 129 Canton Court Goodlettsville, TN 37072	Same as Owner	026 06 0A043.00 CO

Mortgagee:

US BANK, NA
P. O. Box 7298
Springfield, OH 45501-7298

State of Tennessee County of Sumner

The actual consideration, or value, whichever is greater, for this transfer is $167,967.00.

Linda L Coleman
Affiant

Sworn to and subscribed before me on this the 15th day of July, 2015.

Curtis M. Lincoln
Notary Public

My Commission Expires: 2-6-17

File No. 215-06038

This Instrument Prepared by:
Curtis M. Lincoln
Attorney at Law
103 Bluegrass Commons Blvd.
Hendersonville, TN 37075
(615) 822-0030 Fax (615) 264-2019

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter GRANTEE(S), and other good and valuable consideration the receipt of which is hereby acknowledged, (I/We), ***Emily P. Drumwright, unmarried***, hereinafter call the GRANTOR(S), have/has bargained and sold and by these presents do/does transfer and convey unto ***Linda L. Coleman, unmarried***, hereinafter called GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, TN, being Lot No. 48 as shown on the Final Plat for the Townhomes at Windsor Green, Phase 1, Section 2 of record as Instrument No. 20030417-0051548, said Registers' Office to which plan reference is hereby made for a more complete and accurate legal description of said lot.

BEING the same property conveyed to EMILY P. DRUMWRIGHT, unmarried by Deed dated December 5, 2005 and executed by DIAL PROPERTIES, LLC and recorded as Instrument No. 20051208-0147507, Register's Office for Davidson County, TN.

This is property known as 129 Canton Court, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever; and we do covenant with the said GRANTEE(S) that we are fully 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular 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 the 15th day of July, 2015, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Emily P. Drumwright

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Emily P. Drumwright, unmarried, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, TN, this the 15th day of July, 2015.

SUMNER COUNTY NOTARY PUBLIC STATE OF TENNESSEE CURTIS M. LINCOLN

Notary Public

My Commission Expires: 2-8-17