Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $88,000.00. Affiant Subscribed and sworn to before me, this the 28th day of July, 2015. Notary Public My commission expires: 7-2-2018

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Mark L. Coleman Donna W. Coleman	Mortgage Investors Group	
614 Neelys Bend Road	8320 E. Walker Springs Lane, Suite 200	05202022000
Madison, TN 37115	Knoxville, TN 37923	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **HOWARD B. DUCK, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK L. COLEMAN AND DONNA W. COLEMAN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 more particularly described as follows:

Being the west 100 feet of the north 150 feet of Lot No. 4 on the Plan of the Subdivision of a part of the Chadwell Tract, as of record in Book 421, page 61, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 100 feet on the south side of Neely's Bend Road and runs back between parallel lines, the west line running along the east line of Idlewood Avenue, 150 feet to a dead line.

Being the same property conveyed to Andrew L. Davis and wife, Caroline D. Davis by Warranty deed from M.P. Rice and F. A. Atkinson, a partnership doing business as M. P. Rice Realty Company. of record in Book 2275, page 103, Register's Office for Davidson County, Tennessee, dated April 16, 1954 and recorded on April 19, 1954.

Andrew L. Davis having died April 12, 1992 and Caroline D. Davis having died May 31, 2004. Affidavit of Heirship of Caroline D. Davis of record in Instrument No. 20050217-0018066, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Howard B. Duck by Warranty deed from Barbara L. Duke and Betty Ruth Davis Chester of record in Instrument No. 20050217-0018067 Register's Office for Davidson County, Tennessee, dated February 15, 2005 and recorded on February 17, 2005.

BILL GARRETT, Davidson County
Trans:T20150062797 DEEDWARR
Recvd: 07/30/15 15:14 2 pgs
Fees:13.00 Taxes:325.60
20150730-0075343

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 614 Neelys Bend Road, Madison, TN 37115.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of July, 2015.

Howard B. Duck

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Howard B. Duck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of July, 2015.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018

Shannon Kay Radel, spouse of Howard B. Duck, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Shannon Kay Radel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Shannon Kay Radel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of July, 2015.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018