This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2015080003

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $210,000.00

Sworn to and subscribed before me this 17th day of September, 2015.

Affiant

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019

BILL GARRETT, Davidson County
Trans: T20150079456 DEEDWARR
Recvd: 09/18/15 09:41 2 pgs
Fees: 13.00 Taxes: 777.00
20150918-0094822

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Ray W. Hester		050-100A-013.00-CO
300 Haddon Court	New Owner	050-100A-014.00-CO
Franklin, TN 37067		050-100-116.00 / 050-100-098.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **William C. Coleman, Jr. and wife, Brenda M. Coleman** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ray W. Hester, married and Richard Douglas Hester, unmarried as Tenants in Common** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Parcel A: (3521 Chesapeake Drive)
Land in Davidson County, Tennessee, being Unit No. 14, Lot No. 7 on the Plan of Phase 1, Section One, Chesapeake Homes of record in Plat Book 5800, Page 165, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William C. Coleman, Jr. and his wife Brenda M. Coleman by Cash Deed for Tennessee from Henry G. Cisneros, Secretary of Housing and Urban Development of Washington, D.C. of record in Book 9729, page 849, Register's Office for Davidson County, Tennessee, dated July 12, 1995 and recorded on July 13, 1995.

Parcel B: (3523 Chesapeake Drive)
Land in Davidson County, Tennessee, being Unit No. 13, Lot No. 7 on the Plan of Phase 1, Section One, Chesapeake Homes of record in Plat Book 5800, Page 165, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William C. Coleman, Jr. by Cash deed for Tennessee from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C. of record in Book 8581, page 151, Register's Office for Davidson County, Tennessee, dated March 20, 1992 and recorded on March 23, 1992.

Parcel C: (3532 Chesapeake Drive)

Land in Davidson County, Tennessee, being Lot No. 36B on the Plan of Zone Lot Division of Lots Numbers 8-11, 35-37, and 54-62, Section Three, Chesapeake Homes of record in Plat Book 5200, Page 640, as amended in Book 5200, Page 770, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William C. Coleman, unmarried by Cash deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20120423-0034210 Register's Office for Davidson County, Tennessee, dated April 13, 2012 and recorded on April 23, 2012

Parcel D: (3534 Chesapeake Drive)

Land in Davidson County, Tennessee, being Lot No. 36A on the Plan of Zone Lot Division of Lots Numbers 8-11, 35-37, and 54-62, Section Three, Chesapeake Homes of record in Plat Book 5200, Page 640, as amended in Book 5200, Page 770, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William C. Coleman, Jr. by Cash deed for Tennessee from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C. of record in Book 8582, page 813, Register's Office for Davidson County, Tennessee, dated March 20, 1992 and recorded on March 25, 1992

This is improved property known as **3521, 3523, 3532, 3534 Chesapeake Drive, Nashville, TN 37207.**

This conveyance is made subject to:
Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand, this 17th day of September, 2015.

William C. Coleman, Jr.

Brenda M. Coleman By William C. Coleman atty. in fact
Brenda M. Coleman by William C. Coleman, Jr., attorney in fact

STATE OF TENNESSEE **COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, William C. Coleman, Jr., the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of September, 2015.

Notary Public_____

R. MARK DOUGALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-14-2019

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of September, 2015, before me personally appeared William C. Coleman, Jr, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as attorney in fact on behalf of Brenda M. Coleman, and acknowledged that [s]he executed the same as the free act and deed of Brenda M. Coleman for the purposes therein contained.

Witness my hand and official seal this 17th day of September, 2015.

Notary Public_____

R. MARK DOUGALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-14-2019