Davidson County DEEDWARR
Recvd: 10/19/15 12:05 3 pgs
Fees:18.00 Taxes:210.90
20151019-0106046

This Instrument Prepared By:
**Lee and Lee, Attorneys**
**109 East Gay Street, 615-444-1312**
**Lebanon, Tennessee 37087**

L&L# 5352-32

ADDRESS NEW OWNER:
**Michael D. Coulman**
**109 Shakespeare Ave.**
**Madison, TN 37115**

SEND TAX BILL TO:
**Owner**

MORTGAGEE:
**Dennis Stepp**
**207 Bluegrass Circle**
**Lebanon, TN 37090**

MAP **034**
GROUP **09-0**
PARCEL **091.00**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dennis R. Stepp and wife, Marsha Stepp** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Michael D. Coulman and wife, Hannah E. Coulman**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:
>
> Land in Davidson County, Tennessee, being Lots 32 and 33, Block "A", Edenwold City, as shown on plat of record in Plat Book 421, Page 123, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Dennis R. Stepp and wife, Marsha Stepp by deed from Sabbath Day Church of God in Christ dated April 30, 2010, of record in Instrument No. 20100505-0034078, Register's Office for Davidson County, Tennessee.

This is improved property known as 109 Shakespeare Ave., Madison, Tennessee 37115. Possession is to be given on October 16, 2015.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, their heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their 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.

WITNESS our hands this the 16th day of October, 2015.

Dennis R. Stepp

Marsha Stepp

STATE OF TENNESSEE )
COUNTY OF WILSON )

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Dennis R. Stepp and wife, Marsha Stepp**, the bargainors, 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 office this 16th day of October, 2015.

NOTARY PUBLIC

JOHN M. LEE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON My Commission Expires August 21, 2018

My Commission Expires: 8-21-18

* * * * * *

STATE OF TENNESSEE )
COUNTY OF WILSON )

The actual value or consideration, whichever is greater, for this transfer is $57,000.00.

AFFIANT

Subscribed and sworn to before me on this 16th day of October, 2015.

NOTARY PUBLIC

My Commission Expires: 8-21-18

JOHN M. LEE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON My Commission Expires August 21, 2018

# ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

MY COMMISSION EXPIRES: 3.17.16