WARRANTY DEED

File #15745

BILL GARRETT, Davidson County
Trans:T20150089799 DEEDWARR
Recvd: 10/21/15 14:36 2 pgs
Fees:13.00 Taxes:625.30
20151021-0107224

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 8-23-16

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires AUG. 23, 2016

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hailey Mae Hoffman	Same	-042-15-0-049-00
(NAME)	(NAME)	
221 West Marthona Rd		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Robert Marcus Coleman and Marion Elaine Murray and Catherine Coleman Watson,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hailey Mae Hoffman and husband, Maxwell D. Hoffman,** HEREINAFTER CALLED THE GRANTEE, HIS 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 LOTS Nos. 81 TO 84, BOTH INCLUSIVE, OF BLOCK "B" ON THE UNRECORDED MAP OF THE SUBDIVISION KNOWN AS MARTHONNA AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF EZELL ROAD WEST AT THE CORNER OF LOTS Nos. 80 AND 81; THENCE WITH THE LINE BETWEEN SAID LOTS, EASTERLY 420 FEET TO A POINT; THENCE SOUTHERLY 100 FEET TO THE CORNER OF LOTS Nos. 84 AND 85; THENCE WITH THE LINE BETWEEN SAID LOTS WESTERLY 420 FEET TO THE EAST MARGIN OF EZELL ROAD WEST; THENCE WITH THE MARGIN OF THE SAME, NORTHERLY 100 FEET TO THE BEGINNING.

Being the same property conveyed to Oscar Marion Coleman and wife, Frances Tuley Coleman by Warranty deed from J. C. Thompson and wife, Myrtle Earhart Thompson of record in Book 1727, page 237, Register's Office for Davidson County, Tennessee, dated June 22, 1949 and recorded on - not legible on document-. Oscar Marion Coleman and Frances Tuley Coleman remained married, without intervening divorce or legal separation from the time of acquisition of the property herein until the death of Oscar Marion Coleman; therefore, Frances Tuley Coleman was the surviving tenant by the entirety to the property herein. Frances Tuley Coleman is now deceased, having died a widow and testate on June 27, 2015. For further reference to title, see Last Will and testament of Frances T. Coleman of record in Davidson County Circuit Court Probate Division, Docket No. 15P1236, filed July 24, 2015 with aforementioned Estate and also recorded in Instrument No. 20150813-0081117 in the Davidson County Register of Deeds Office, whereby the property herein was devised to her children: Robert Marcus (erroneously spelled as Markus on the Will) Coleman, Marion Elaine Murray, and Catherine Coleman Watson.

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.

unimproved ☐
This is improved ☒ property, known as 221 West Marthona Rd, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons

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

Witness my hand this 21st day of October, 2015.

Robert Marcus Coleman

Robert Marcus Coleman

Marion Elaine Murray

Marion Elaine Murray

Catherine Coleman Watson

Catherine Coleman Watson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Robert Marcus Coleman, Marion Elaine Murray, and Catherine Coleman Watson, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of October, 2015.

My commission expires: 9-5-2016

Notary Public

DANIEL HEARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027