Davidson County	DEEDWARR
Recvd: 11/25/15 08:33	3 pgs
Fees:18.00 Taxes:721.50	
20151125-0119441	

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $195,000.00

Affiant

Subscribed and sworn to before me, this 24th day of November, 2015.

Notary Public
My commission expires:

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
2016

06-1510-76238

Address of New Owner:	Send Tax Bills to:	Tax Information:
Deborah Coleman 565 Griffin Circle Hermitage TN 37076	New Owner	064-16-0-E-061.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Hildegard Welby, unmarried,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Deborah Coleman, unmarried**, hereinafter called the Grantees, their successors 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 Unit No. 61, in Building 16, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit A-1, to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20061025-0132473; Instrument No. 20061106-0137656; and Instrument No. 20071105-0130490, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Hildegard Welby by deed from Phillips Builders, LLC, a Tennessee limited liability company, dated February 24, 2012, recorded February 28, 2012, of record in Instrument No. 20120228-0017091, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as: 565 Griffin Circle, Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 24th day of November, 2015.

Hildegard Welby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Hildegard Welby**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 24th day of November, 2015.

Notary Public

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-23-2016

My Commission expires:

True Copy Certification

I, Christi M. Johnston, 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.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Gail Hudson [Name of Notary], a notary public for this county and state, Christi M. Johnston [Name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

GAIL HUDSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-22-2016

My Commission Expires: _____

{Notary' Seal}