BILL GARRETT, Davidson County
Trans:T20150110117 DEEDWARR
Recvd: 12/30/15 14:28 2 pgs
Fees:13.00 Taxes:800.68
20151230-0131215

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

PREPARED BY
RETURNED TO
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

ADDRESS NEW OWNER:
Derrick Coleman & Sherri Coleman
632 Waywood Circle
Antioch, TN 37013

SEND TAX BILL TO:
New Owner

MAP/PARCEL 183-05-0A-109.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Bruce H. Middleton, a husband, Kim C. Middleton,** has this day bargained and sold, and does hereby transfer and convey unto **Sherri Jolynn Coleman and Derrick N. Coleman, wife and husband,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 371 on the Plan of Revision One, Phase Two, Section Four, October Woods, R10 Residential P.U.D. of record in Plat Book 9700, Page (s) 437 and 438, 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 Bruce H. Middleton by Warranty deed from Rachel L. Hall and spouse, Daniel H. Hall of record in Instrument No. 20030714-0097635 Register's Office for Davidson County, Tennessee, dated June 27, 2003 and recorded on July 14, 2003.

Kim C. Middleton, the spouse of Bruce H. Middleton joins in this conveyance to convey any and all right, title, or interest he may have in the above described property by virtue of being the spouse of Bruce H. Middleton.

This is improved property known as: **632 Waywood Circle, Antioch, Tennessee 37013**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all

matters shown on the plat of record in Book 9700, Page (s) 437 and 438 and Plat Book 9700, Pages 358 and 359, P.U.D. Boundary of record in Plat Book 7900 Page 909 and restrictions in Book 9840, Page 276, Book 10181 Page 986, Book 10548 Page 501, Book 10548 Page 503, Book 11477 Page 748 and at Instrument No. 19991206-0300152, 20001003-0097964, 20020917-0113276, 20040121-0008040 and 20041119-0139281 and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 28th day of December, 2015.

Bruce H. Middleton

Kim C. Middleton

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~Davidson~~ Orange

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Bruce H. Middleton and Kim C. Middleton,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 28th day of December, 2015.

NOTARY PUBLIC

My Commission Expires: 02/10/2019

Notary Public State of Florida
Brooke Bamson
My Commission FF 198137
Expires 02/10/2019

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

The actual value or consideration, whichever is greater, for this transfer is $216,400.00.

AFFIANT

Subscribed and sworn to before me this the 28th day of December, 2015.

NOTARY PUBLIC

KIM MURRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 3/25/18

File No: 1581071