BILL GARRETT, Davidson County
Trans:T20160016442 DEEDWARR
Recvd: 02/29/16 14:15 1 pgs
Fees:13.00 Taxes:703.00
20160229-0019036

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

CAVAN MCCANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $190,000.00.

Affiant

Subscribed and sworn before me this the 26th day of February, 2016.

Notary Public
My commission expires: 9/10/18

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Eli Bates 2525 Brittany Drive Nashville, TN 37206	NEW OWNER	083-12-0-086.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PATRICIA COLEMAN AND HUSBAND, LEONARD COLEMAN**, wife and husband, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **ELI BATES AND TIMOTHY E DROWNS**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in **Davidson County**, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being a tract marked "Reserved" on the Plan of Eastland Acres, Section 7, as of record in Book 2330, page 166, Register's Office for said County, being Lot No. 4 as amended by instrument of record in Book 3405, page 282, said Register's Office, described as follows:

Beginning on the Northwesterly margin of Brittany Drive, at the corner of Lot No. 3 and said "Reserved" tract; thence North 5 degrees 12' East 120.3 feet; thence South 50 degrees 54' East 95.1 feet; thence North 49, 11 degrees 11' East 41.1 feet; thence South 60 degrees 19' East 330 feet to the Northwesterly margin of Brittany Drive; thence with the same, Southwesterly 133.3 feet to the beginning.

Being the same property conveyed to Patricia Coleman and husband, Leonard Coleman by Warranty deed from Delphine Hale Strains, an unmarried person of record in Instrument No. 20030910-0132257 Register's Office for Davidson County, Tennessee, dated September 05, 2003 and recorded on September 10, 2003. (Value of consideration shown in aforementioned deed $180,000.00.)
Being also known as 2525 Brittany Drive Nashville, TN 37206.

Subject to all Easements and Restrictions of record.

THIS IS _XX_ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 2525 Brittany Drive, Nashville, TN 37206.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 26th day of February, 2016.

Patricia Coleman

Leonard Coleman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Patricia Coleman and Leonard Coleman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of February, 2016.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY