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

BILL GARRETT, Davidson County
Trans:T20160017312 DEEDWARR
Recvd: 03/02/16 14:30 2 pgs
Fees:13.00 Taxes:610.50
20160302-0020096

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $165,000.00.

Affiant

Subscribed and sworn before me this the 29th day of February, 2016.

Notary Public
My commission expires: 8/23/

KATHRYN M. CASSIDY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Eastside Properties, LLC 2601 Brittany Drive Nashville, TN 37206-1127	CASH New Owner	083-12-0-0879443.00

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, LEONARD U. COLEMAN AND PATRICIA COLEMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to EASTSIDE PROPERTIES, LLC, 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 Lot No. 220 on the Plan of Eastland Acres, Section Five of record in Plat Book 2330, Page 84, 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 Leonard U. Coleman by Warranty deed from John Baptist Varallo,, Jr. and wife, Mary L. Varallo of record in Book 9443, page 886, Register's Office for Davidson County, Tennessee, dated August 18, 1994 and recorded on August 23, 1994. (Value or consideration shown in aforementioned deed $80,500.00.)

Being also known as 2601 Brittany Drive Nashville, TN 372061127.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2601 Brittany Drive, Nashville, TN 37206-1127.

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 29th day of February, 2016.

Leonard U. Coleman

Patricia Coleman

J.T.A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Leonard U. Coleman and Patricia 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 29th day of February, 2016.

My commission expires: 9-10-2018

Notary Public

LC
ALC

J.T.P.

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY