Pls send to:

Bennett & Pressley, P.C.
2021 Richard Jones Rd. Suite 220
Nashville, TN 37215

WARRANTY DEED

STATE OF Tennessee

COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

David Shane Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: 03/21/2017

(AFFIX SEAL)

NOTARY PUBLIC
S. Nixon Pressley
My Commission Expires
March 21, 2017
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Shane Smith	Suntrust	042 010 014.00
(NAME) 800 Curtis Drive	(NAME) PO Box 79041	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Baltimore, Md. 21279	
(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, WE, **Clarissa C. Coleman, Cody Russell Coleman, Chanda Catrice Morris, and Candice Carita Miles**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Shane Smith**, AN UNMARRIED MAN, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 11th Civil District of Davidson County, Tennessee being Lot No. 15 on the Plan of Ozark Hills, as of record in Book 3700, Page 20, Register's Office for said County.

Being the same property conveyed to Walter B. Coleman and wife, Harriet D. Coleman by Warranty Deed from E. Marie Garrett of record in Book 8346, Page 241, Register's Office for Davidson County, Tennessee. the said Harriet D. Coleman died on September 24, 2007, predeceasing the said Walter B. Coleman ("Decedent") who died on January 12, 2016. The property was inherited by grantors herein pursuant to Decedent's Will which was admitted to probate in the Probate Court for Davidson County, Tennessee in Docket No. 16P431

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 800 Curtis Drive, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20160028343 DEEDWARR
Recvd: 04/07/16 11:39 3 pgs
Fees:18.00 Taxes:1110.00
20160407-0033421

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 our hands this 4th DAY OF April, 2016.

Clarissa C. Coleman
Clarissa C. Coleman

Cody Russell Coleman by Clarissa C. Coleman his attorney in fact
Cody Russell Coleman
by Clarissa C. Coleman, his attorney-in-fact

Chanda Catrice Morris by Clarissa C. Coleman her attorney in fact
Chanda Catrice Morris
by Clarissa C. Coleman, her attorney-in-fact

Candice Carita Miles
Candice Carita Miles

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **CLARISSA C. COLEMAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **she** executed the within instrument as her free act and deed for the purposes therein contained.

Witness, my hand and official seal at Mt. Juliet Tennessee, this the 4 day of **April**, 2016.

My Commission Expires: 03/21/2017

Notary Public

S. Nixon Pressley
Printed Name of Notary

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. Nixon Pressley
My Commission Expires
March 21, 2017
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Clarissa C. Coleman and who, upon **her** oath acknowledged **herself** to be the Attorney-In-Fact for the within named **Cody Russell Coleman**, being authorized to act on behalf of said person, he executed the foregoing instrument as **his** free act and for the purposes therein contained.

Witness, my hand and official seal at Mt. Juliet Tennessee, this the 4th day of **April**, 2016.

My Commission Expires: 03/21/2017

Notary Public

S. Nixon Pressley
Printed Name of Notary

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. Nixon Pressley
My Commission Expires
March 21, 2017
STATE OF TENNESSEE

State of Tennessee
County of Wilson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Clarissa C. Coleman and who, upon **her** oath acknowledged **herself** to be the Attorney-In-Fact for the within named **Chanda Catrice Morris**, being authorized to act on behalf of said person, she executed the foregoing instrument as **her** free act and for the purposes therein contained.

WITNESS my hand and seal this 4th day of April, 2016

Notary Public S. Nixon Pressley
My Commission Expires: 03/21/2017

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. Nixon Pressley
My Commission Expires
March 21, 2017
STATE OF TENNESSEE

State of Tennessee
County of Wilson

Personally appeared before me **CANDICE CARITA MILES**, with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of April, 2016

Notary Public S. Nixon Pressley
My Commission Expires: 03/21/2017

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. Nixon Pressley
My Commission Expires
March 21, 2017
STATE OF TENNESSEE