P16-7431-BW

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027 Return To: McCann & Hubbard 1804 Williamson Ct, Suite 201 Brentwood, TN 37027 615-377-3319	COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 400,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF April, 2016 Notary Public MY COMMISSION EXPIRES: 10-7-2019 (AFFIX SEAL)

LUKE KELLUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mamie Childs Phillips		
401 Bowling Avenue, Unit 54	New Owner	104-13-0A-053.00-CO
Nashville, TN 37205-5128		
(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, **Patricia Todd Coleman, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mamie Childs Phillips, an unmarried person**

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:

Land in Davidson County, Tennessee, being Unit No. 53 on the Plan of Richmeade Place, Section Three, as shown by plat of record in Plat Book 5050, Page 19, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said property, together with one membership in Richmeade Place Homeowner's Association, Inc., a not-for- profit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in anywise appertaining to said membership.

Being the same property conveyed to Fred L. Coleman, Jr. and wife, Patricia Todd Coleman by Warranty deed from Ivar E. Berg and wife, Winifred M. Berg of record in Book 6376, page 160, Register's Office for Davidson County, Tennessee, dated September 06, 1984 and recorded on September 07, 1984. The said Fred L. Coleman, Jr. having since died leaving Patricia Todd Coleman surviving tenant by the entirety.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **401 Bowling Avenue, Unit 54, Nashville, TN 37205-5128.**

BILL GARRETT, Davidson County
Trans:T20160029955 DEEDWARR
Recvd: 04/13/16 11:06 2 pgs
Fees:13.00 Taxes:1480.00
20160413-0035346

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 my hand this the 8th day of April, 2016.

Patricia Todd Coleman

Patricia Todd Coleman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Patricia Todd Coleman** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 8th day of April, 2016.

My Commission expires: 10-7-2019

Notary Public

LUKE KELLUM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY