Davidson County DEEDWARR
Recvd: 04/20/16 13:16 3 pgs
Fees:18.00 Taxes:1221.00
**20160420-0038371**

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 1-8-19 (AFFIX SEAL)

KIMBERLY CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN 8, 2019

G-VRES-16-5773-

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Brett Wilmer** | | |
| (NAME) | (NAME) | |
| **5773 Maudina Avenue** | Same | **103-02-0D-013-00-CO** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37209-3109** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MIRIAM C. COLEMAN AND JASON I. COLEMAN, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRETT WILMER, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Westland Square Subdivision of record in Plat at Instrument No. 20060425-0046951, as revised in Plat Instrument No. 20080305-0022004, 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 Miriam C. Bernstein, a single woman, and Jason I. Coleman, a single man, as tenants in common with rights of survivorship by Warranty deed from Robert J. Terry and Patrick W. Terry of record in Instrument No. 20131231-0131213 Register's Office for Davidson County, Tennessee, dated December 23, 2013 and recorded on December 31, 2013.

Miriam C. Bernstein and Jason I. Coleman having since married. Miriam C. Bernstein is now known as Miriam C. Coleman.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record as Plat Instrument Number 20060425-0046951 as revised by Plat Instrument Number 200803055-0022004, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 116 (underlying plat), Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Westland Subdivision of record in Instrument Number 20060418-0044405, as certified by Owners Certification of record in Instrument Number 20060428-0048911, Register's Office for Davidson County, Tennessee, and with By-Laws of Westland Square Homeowners Association appended thereto as Exhibit "C", as amended in Instrument Number 20071217-0144178 and Instrument Number 20080603-0056490, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. Corporate Resolution Amended By-Laws of Westland Homeowners Association recorded as Instrument No. 20071217-0144178 amended in as Instrument No. 20080603-0056490, in the Register's Office for Davidson County, Tennessee.
- Charter of Westland Homeowners Association of record in Instrument Number 20071217-0144176 as amended by Instrument Number 20071217-0144177, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to Westland Homeowners Association for Open Space of record in Instrument Number 20071227-0147976, in the Register's Office for Davidson County, Tennessee.
- Drainage and Detention Pond Easement Agreement of record in Instrument Number 20070521-0060237, in the Register's Office for Davidson County, Tennessee.

- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20070711-0082696, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20040223-0020159 and Instrument Number 20070711-0082754, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5773 Maudina Avenue , Nashville, Tennessee 37209-3109**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 18th DAY OF APRIL, 2016.

Miriam C. Coleman

Jason I. Coleman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MIRIAM C. COLEMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of April, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASON I. COLEMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of April, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Kim Carter, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

SIGN HERE

Kim Carter, Paralegal

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, Heather Wood, a notary public for this county and state, Kim Carter who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather D. Wood

Heather Wood

My Commission Expires: **12/16/2017**

