This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Rd. Ste. 100
Nashville, TN 37215

From Information Furnished by the Parties

MAP/GROUP/PARCEL 33-13-A-37.00

BILL GARRETT, Davidson County
Trans:T20160040192 DEEDWARR
Recvd: 05/13/16 13:39 2 pgs
Fees:13.00 Taxes:961.63
20160513-0047959

NAME & ADDRESS OF NEW OWNER:
Kesha L. Church
837 Curtis Drive
Nashville, TN 37207

SEND TAX BILLS TO:
SAME AS NEW OWNER

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **WALDRIAN COLEMAN, A SINGLE WOMAN** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **KESHA L. CHURCH A SINGLE PERSON** "Grantee(s)", Her heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND lying in Davidson County, State of Tennessee, and being more particularly describing as follows, to-wit

BEING all of Lot No. 37, Hidden Springs Subdivision, Phase Two, Final Plat, according to plat and survey of same appearing of record in Instrument No. 20061101-0135726, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Waldrian Coleman, a single woman, by Warranty Deed from Hidden Springs Development, LLC, dated February 27, 2015, appearing of record in Instrument No. 20150304-0018786, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Instrument No. 20061101-0135726; Stormwater Detention Agreement of record in Instrument No. 20040728-0090336; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of Hidden Springs, Phase Two Subdivision of record in Deed Book 20061107-0138720, page and amended in Instrument No. 20110429-0032920, 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.; Declaration of Covenants of record in Instrument No. 20050209-00115118 and amended and restated in Instrument No. 20051215-0150527, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 837 Curtis Drive, Nashville, TN, 37207.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), Her heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that She is lawfully seized and possessed of said parcel of real estate, and that She has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been *paid by the Grantor(s) and prorated between the parties OR *prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds Herself, Her heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), Her heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

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Possession of said real estate is to be given by the Grantor to the Grantee with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 6th day of May, 2016.

Waldrian Coleman

Waldrian Coleman

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Waldrian 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 she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 6th day of May, 2016.

NOTARY PUBLIC

LISA WHITE STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 06-30-2018 WILLIAMSON COUNTY

My Commission Expires: 6-30-18

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $259,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 6th day of May, 2016.

NOTARY PUBLIC

My Commission Expires: 6-30-18

LISA WHITE STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 06-30-2018 WILLIAMSON COUNTY

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