Davidson County DEEDWARR
Recvd: 05/18/16 14:46 3 pgs
Fees:18.00 Taxes:939.80
20160518-0049806

This Instrument Prepared By:
Lee and Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# P95-6

ADDRESS NEW OWNER:
Robert Tyler Farrar
115 Teresa Drive
Old Hickory, Tennessee 37138

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Mortgage Investors Group
8320 East Walker Springs Lane
Knoxville, Tennessee 37923

MAP **053**
GROUP **11-0**
PARCEL **110.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeffery L. Coleman, Roy N. Coleman and John C. Coleman, Jr. Joint Successor Trustees and Sole Beneficiaries of The Coleman Family Revocable Living Trust dated February 18, 2005** hereinafter called the GRANTORS, have bargained and sold, and by these presents, does transfer and convey unto **Robert Tyler Farrar and wife, Jamey Farrar**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A Tract or parcel of lnad situate and lying in Davidson County, Tennessee, being Lot No. 6 on the Plan of the Teresa Drive Subdivision, as of record in Book 3842, page 82, Register's Office for said County. Said Lot No. 6 fronts 145 feet on the westerly side of Teresa Drive, and extends back 1011.7 feet on the southerly line and 662.5 feet on the northerly line, to a dead line, measuring 393.1 feet thereon.

Being a portion of the same property conveyed to John C. Coleman, Sr. and Dorothy J. Coleman, Trustees of the Coleman Family Revocable Living Trust dated February 18, 2005 a Summary of which is recorded as Instrument No. 20050725-0085908 and by Deed recorded July 25, 2005 as Instrument No. 20050725-0085909. Dorothy J. Coleman died April 19, 2012 and John C. Coleman, Sr. died June 30, 2013. The Grantors herein are the only children, heirs at law, Trustees and Beneficaries of said Trust. John C. Coleman, Sr. and John Calvin Coleman are one and the same person and a Release from the Tennessee Bureau of TennCare having been obtained.

This is improved property known as 115 Teresa Drive, Old Hickory, Tennessee 37138. Possession is to be given on May 17, 2016.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their 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.

WITNESS our hands this the 17th day of May, 2016.

The Coleman Family Revocable Living Trust dated February 18, 2005

Jeffery L. Coleman, Joint Successor Trustee

Roy N. Coleman, Joint Successor Trustee

John C. Coleman, Jr., Joint Successor Trustee

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jeffery L. Coleman, Roy N. Coleman and John C. Coleman, Jr., Joint Successor Trustees and Sole Beneficiaries of The Coleman Family Revocable Living Trust dated February 18, 2005**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of May, 2016.

NOTARY PUBLIC

JOHN M. LEE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON My Commission Expires August 21, 2018

My Commission Expires: 8-21-18

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $254,000.00.

AFFIANT

Subscribed and sworn to before me on this 17th day of May, 2016.

NOTARY PUBLIC

JOHN M. LEE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON My Commission Expires August 21, 2018

My Commission Expires: 8-21-18

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, do hereby make 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.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

MY COMMISSION EXPIRES: 2.4.20