Davidson County DEEDWARR
Recvd: 06/15/16 11:43 3 pgs
Fees:18.00 Taxes:595.70
20160615-0060562

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

L&L# 5352-29

ADDRESS NEW OWNER:
Michael David Coulman
109 Shakespeare Avenue
Madison, TN 37115

SEND TAX BILL TO:
Owner

MORTGAGEE:
Dennis Stepp and Marsha Stepp
207 Bluegrass Circle
Lebanon, TN 37090

MAP **03409009000**
GROUP
PARCEL

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, **Dennis Stepp** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Michael David Coulman and wife, Hannah Elizabeth Coulman**, 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 certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:
>
> Land in Davidson County, Tennessee, being Lot(s) Nos. 29, 30 and 31 of Block A, as shown on the map entitled the Plan of Edenwold City, of record in Plat Book 421, page 123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Said Lots Nos. 29, 30 and 31, adjoin and front 25 feet each on the northerly side of Shakespeare Avenue and run back between parallel lines 110 feet to a 15-foot alley in the rear.
>
> Being the same property conveyed to Dennis Stepp by deed from Federal National Mortgage Association aka Fannie Mae dated May 22, 2009, of record in Instrument No. 20090604-0051764, Register's Office for Davidson County, Tennessee.

This is improved property known as 111 Shakespeare Avenue, Madison, Tennessee 37115. Possession is to be given on June 15, 2016. Property is conveyed as-is, with all faults.

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,

GRANTOR does covenants with the said GRANTEES that he is 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,

GRANTOR, does further covenant and bind himself, his 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 14th day of June, 2016.

Dennis Stepp

STATE OF TENNESSEE)
COUNTY OF WILSON)

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

WITNESS my hand and official seal at office this 14th day of June, 2016.

NOTARY PUBLIC

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 2.4.20

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $161,000.00.

AFFIANT

Subscribed and sworn to before me on this 14th day of June, 2016.

NOTARY PUBLIC

My Commission Expires: 2.4.20

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

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