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WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160052864 DEEDWARR
Recvd: 06/21/16 15:58 2 pgs
Fees: 13.00 Taxes: 893.55
20160621-0063281

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $241,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: May 08, 2017

(AFFIX SEAL)

I. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
2400 Ventures, LLC	2400 Ventures, LLC	0901200030
(NAME)	(NAME)	
2400 Sunset Place	2400 Sunset Place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Rebecca L. Coleman, widowed,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **2400Ventures, LLC., a Tennessee Limited Liability Company,** 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 Lot No. 258 on the Map of Charlotte park, Section IV, of record in Book 2663, Page 71, Register's Office for said County.

Said No. No. 258 fronts 75 feet on the northeasterly side of Edsel Drive and extends back 142.7 feet on the northwesterly line and 143 feet on the southeasterly line to a dead line in the rear measuring 75 feet thereon.

Being the same property conveyed to Winston M. Inman, Jr., and wife Catherine S. Inman by deed dated December 7, 1978 from Joe E. Whitfield and wife, Thelma Viola Whitfield of record in Book 5372, Page 795, Register's Office for Davidson County, Tennessee. The said Winston M. Inman, Jr., died on January 10, 2015 survived by his wife, Catherine S. Inman. The said Catherine S. Inman died testate on January 28, 2016 leaving a Last Will and Testament, probated under Docket No. 16P311 Probate Division of the Circuit Court of Davidson County, Tennessee wherein said property was devised and vested in her only child, Rebecca L. Coleman.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐

This is improved ☑ property, known as 6410 Edsel Drive, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hands this 17th day of June, 2016.

Rebecca L. Coleman

Rebecca L. Coleman

State of Tennessee
County of Davidson

Personally appeared before me Rebecca L. Coleman, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of June, 2016.

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 16-Deut