WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of August, 2016

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160073699 DEEDWARR
Recvd: 08/24/16 08:55 2 pgs
Fees:13.00 Taxes:740.00
20160824-0088369

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Dave Elkins and Stephanie Elkins	new owner	34-9-3
(NAME)	(NAME)	
126 Marita Avenue		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20161626

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Carl Stephen Coleman and Deborah Denise Coleman, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto David Elkins and Stephanie Elkins, husband and wife and Franklin D. Elkins, a married man, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 155 on the Plan of Gatewood, Section I, as of record in Book 3300, pages 47-52, inclusive, Register's Office for Davidson County, Tennessee.

Said Lot No. 155 fronts 83.7 feet on the East side of Marita Avenue, and extends back 196.5 feet on the North line and 166 feet on the South line to a dead line in the rear on which it measures 69.9 feet.

BEING the same property conveyed to William C. Coleman and wife, Kathleen W. Coleman by Warranty Deed from Fieldcrest, Inc., dated July 22, 1963 and filed of record in Book 3611, page 600, Register's Office for Davidson County, Tennessee. The said Kathleen W. Coleman Is now deceased, leaving the said William C. Coleman the surviving tenant by the entirety and sole owner of said land. William C. Coleman conveyed subject premises to William C. Coleman and Carl Stephen Coleman, joint tenants with right of survivorship, by Quitclaim Deed dated November 29, 2010 and filed of record in Instrument 20101202-0095723, Register's Office for Davidson County, Tennessee. The said William C. Coleman is now deceased. The said Carl Stephen Coleman conveyed subject premises to Carl Stephen Coleman and Deborah Denise Coleman, as tenants by the entirety, by Quitclaim Deed dated December 17, 2013 and filed of record in Instrument 20131218-0127812, Register's Office for Davidson County, Tennessee

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 3370, page 121, amended in Book 3398, page 438, Register's Office for said County, and to easements, setback lines and any matters as set out on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 126 Marita Avenue, Goodlettsville, TN 37072
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 17th day of August, 2016

Carl Stephen Coleman

Deborah Denise Coleman

STATE OF Tennessee)
County OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Carl Stephen Coleman and Deborah Denise 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 such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th of August, 2016.

Notary Public
My Commission Expires:

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 07-30-2017