BILL GARRETT, Davidson County
Trans: T20160092451 DEEDWARR
Recvd: 10/19/16 14:07 2 pgs
Fees: 13.00 Taxes: 1295.00
20161019-0110624

WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $350,000.00. Anderson
Affiant

Subscribed and sworn to before me, this the 17th day of October, 2016. Janderson
Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Cheryl L. Coleman	New Owner	Map 155-08-0-C Parcel 227-00co
6549 Chessington Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Itty V. Eyadiel and Rachel I. Eyadiel, Trustees of the Itty V. and Rachel I Iyadiel Living and Trust dated May 1, 1998

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cheryl L. Coleman, a married woman, and Perry D. Coleman, her husband

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. 227 on the Plan of Poplar Creek Estates, Phase Two, of record in Book 6900, Pages 339-347, amended in Book 7900, Pages 888 and 889, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all of the same property conveyed to Itty V. Eyadiel and wife, Rachel I. Eyadiel by Deed dated May 23, 1997 from Tennessee Construction Company, a Tennessee corporation, of record in Book 10470, Page 290, Register's Office for Davidson County, Tennessee, and further conveyed to Itty V. Eyadiel and Rachel I. Eyadiel, Trustees of the Itty V. and Rachel I. Iyadiel Living Trust dated May 1, 1998 by Quitclaim Deed dated July 31, 2009 from Itty V. Eyadiel and wife, Rachel I. Eyadiel, of record in Instrument No. 20090803-0072461, said Register's Office. Name of the trust misspelled. Being one and the same as to Itty V. Eyadiel and Rachel I. Eyadiel, Trustees of the Itty V. and Rachel I. Eyadiel Living Trust under agreement dated May 1, 1998.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 6900, Pages 339-347, amended in Plat Book 7900, Pages 888 and 889, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions and Restrictions of Poplar Creek Estates, of record in Book 9472, Page 824, Register's Office for Davidson County, Tennessee. (3) Charter of Poplar Creek Estates Homeowners' Association, Inc. of record in Book 7120, Page 125, Register's Office for Davidson County, Tennessee. (4) Storm Water Detention Agreement of record in Book 7099, Page 299, said Register's Office. (5) All matters shown on the Final Plat changing Lot 175 to Common Area, Poplar Creek Estates, Phase 2, of record in Instrument No. 20010911-0098418, said Register's Office. (6) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as 6549 Chessington Drive, Nashville, TN 37221

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 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 hand(s) this **17th** day of **October, 2016.**

Itty V. Eyadiel, Trustee

Itty V. Eyadiel, Trustee

Rachel I. Eyadiel, Trustee

Rachel I. Eyadiel, Trustee

STATE OF Florida)
COUNTY OF Seminole)

Personally appeared before me, a Notary Public of said County and State, **Itty V. Eyadiel and Rachel I. Eyadiel, Trustees of the Itty V. and Rachel I. Eyadiel Living and Trust dated May 1, 1998,** the within named seller, 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 Lake Mary (city), Florida (state), this **17th** day of **October, 2016.**

Notary Public

LUIS DIAZ
MY COMMISSION # FF993834
EXPIRES May 18, 2020
(407) 398-0153 FloridaNotaryService.com

My Commission Expires: May 18, 2020