**Prepared By & Return To:**
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 24th day of March, 2017

Notary Public

Commission Expires: 5-8-18

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Barbara L. Coleman<br>4272 Rachel Donelson Pass<br>Hermitage, TN 37076 | Sivia Mtg<br>6200 Oak Tree Blvd Ste 300<br>Independence OH 44131 | 075-11-0A-135.00-CO |

**WARRANTY DEED**

FOR AND IN 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,

**Linda L. French and Alice French, as joint tenants**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Barbara L. Coleman and Mark D. Coleman**, wife and 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. 99 on the Plan of Phase Four- B, Heritage Meadows of record in Plat at Instrument No. 20031111-0164698, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Linda L. French and Alice V. French, as joint tenants by Warranty deed from Sarah Garrison Addison fka Sarah Garrison and husband Ryan Addison of record in Instrument No. 20120816-0073481 Register's Office for Davidson County, Tennessee, dated August 10, 2012 and recorded on August 16, 2012. (Value of consideration shown in aforementioned deed $175,000.00.) Being also known as 4272 Rachel Donelson Pass Hermitage, Tennessee 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4272 Rachel Donelson Pass, Hermitage, TN 37076.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20170027079 DEEDWARR
Recvd: 03/30/17 15:58 2 pgs
Fees:13.00 Taxes:932.40
20170330-0031298

Dated this the 24th day of March, 2017.

Linda L. French

Linda L. French

Alice French by Linda L. French, Attorney in Fact

Alice French by Linda L. French, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Williamson

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

Witness my hand and official seal at Brentwood, Tennessee this 24th day of March, 2017.

Notary Public
My Commission Expires: 1-13-20

(Notary Seal)

CHRIS MULE'
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

On this 24th day of March, 2016, before me personally appeared **Linda L. French** to me known to be the person who executed the foregoing instrument in behalf of **Alice French** as Attorney in Fact, and who acknowledged that she executed the same as the free act and deed of said **Alice French** Witness my hand and official seal.

Notary Public
My Commission Expires: 1-13-20

(Notary Seal)

CHRIS MULE'
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY