PREPARED BY:
RETURN TO:
BANKERS TITLE & ESCROW CORP.
3016 WEST END AVE.
NASHVILLE, TN 37203

BILL GARRETT, Davidson County
Trans:T20170028276 DEEDWARR
Recvd: 04/04/17 10:53 4 pgs
Fees:23.00 Taxes:2497.50
20170404-0032776

This instrument prepared by:
Fidelity Residential Solutions
10125 Crosstown Circle, Suite 380
Eden Prairie, MN 55344
782042 1042016
Lacie Garlinski

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) John Rodgers Lauren P. Rodgers	(NAME) owner	115-04-041.00
(STREET ADDRESS OR ROUTE NUMBER) 734 Bresslyn Road	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Nashville, TN 37205	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Elliott Jerry Coleman, III and Allison A. Coleman, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said John Rodgers and Lauren P. Rodgers, * the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

*husband and wife

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. 20081006-0101435 in the Register's Office of Davidson County, Tennessee.

STATE OF TN
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 675,000.00

Affiant

Subscribed and sworn to before me this the 3rd day of April, 2017.

Notary Public ✓

My commission expires: ✓ 6.6.20
(Affix Seal)

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

This is unimproved ( ), known as 734 Bresslyn Road, Nashville, TN 37205
improved

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 1st day of March, 2017, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

x
Elliott Jerry Coleman, III

x
Allison A. Coleman

STATE OF Georgia
COUNTY OF Muscogee

Personally appeared before me, Laura J. Ward, a Notary Public in and for said County and State, Elliott Jerry Coleman, III, the within named bargainor married (fill in marital status), 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, at office, this 15th day of March, 2017.

✓
Notary Public
My Commission Expires: ✓ 3/27/17

LAURA J. WARD
NOTARY PUBLIC
MUSCOGEE COUNTY
GEORGIA
EXPIRES
MAR. 27, 2017
(This area for official notarial seal)

Page 3 Warranty Deed Acknowledgment

STATE OF Georgia
COUNTY OF Muscogee

Personally appeared before me, Laura J. Ward, a Notary Public in and for said County and State, Allison A. Coleman, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of February, 2017.

Laura J. Ward
Notary Public
My Commission Expires: 3/27/17

LAURA J. WARD NOTARY PUBLIC MUSCOGEE COUNTY GEORGIA EXPIRES MAR. 27, 2017

(This area for official notarial seal)

FRS File No.: 782042 Customer File No.: 1042016 Elliott Coleman

EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No.86 on the Plan of Brook Meade, Section IV of record in Plat Book 2133, Page 93, 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 Elliott Jerry Coleman, III and Allison A. Coleman, husband and wife by Warranty deed from Amanda V. Rippy and Daren K. Rippy, wife and husband of record in Instrument No. 20081006-0101435 Register's Office for Davidson County, Tennessee, dated September 30, 2008 and recorded on October 06, 2008.

(Value of consideration shown in aforementioned deed $615,000.00.)

Being also known as 734 Bresslyn Road Nashville, Tennessee 37205.