BILL GARRETT, Davidson County
Trans:T20170031937 DEEDWARR
Recvd: 04/17/17 14:28 3 pgs
Fees:18.00 Taxes:1794.50
20170417-0037076

This Instrument Prepared By John R. Officer, Attorney
109 South Court Square, Livingston, Tennessee 38570

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid by the GRANTEE, plus other valuable consideration, the receipt of which is acknowledged, **I, CHRISTIE C. HUMMEL, f/k/a, CHRISTIE COLEMAN KELLEY,** hereinafter referred to as the GRANTOR, have this day bargained and sold and by these presents do transfer and convey unto **TRI-COLEMAN PROPERTIES, LLC,** hereinafter referred to as the GRANTEE, its heirs, successors or assigns, a certain tract or parcel of land lying and being in the Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 2738 and on the Plan of Sharondale Court of record in Document No. 20040701-0078406 and amended and further set out in Exhibit "B" on the Declaration of Covenants, Conditions and Restrictions establishing a Planned Unit Development with private elements for Sharonwood Townhomes of record in Document No. 20060516-0057032 Register's Office for said County to which plan reference is hereby made for a complete description.

Being the same property as conveyed to **CHRISTIE COLEMAN KELLEY** by Warranty Deed from Souraya Jammal Uniejewski and husband, Dan Uniejewski, dated December 17, 2010, recorded December 20, 2010 at Instrument Number 20101220-0100866, Register's Office for Davidson County, Tennessee.

TAX ID NUMBER
Map 117/03/0N/Parcel 003.00

The street address of the herein described property is believed to be 2738 Sharondale Court, Nashville, TN 37215 and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Person or Agency
Responsible for Taxes: New Owner
Tri-Coleman Properties, LLC
c/o Christie Hummel
9190 Bradford Hicks Dr.
Livingston, TN 38570

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs, successors or assigns, forever. And I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unencumbered.

AND I DO FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, its heirs, successors or assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 12 day of April, 2017.

Christie C Hummel

CHRISTIE C. HUMMEL, f/k/a,
CHRISTIE COLEMAN KELLEY

STATE OF TENNESSEE
COUNTY OF Overton

Before me, the undersigned Notary Public in and for the County and State above mentioned, personally appeared CHRISTIE C. HUMMEL, f/k/a, CHRISTIE COLEMAN KELLEY, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named grantor, an executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this the 12th day of April, 2017.

JULIE OFFICER
STATE OF TENNESSEE NOTARY PUBLIC
OVERTON COUNTY

Notary Public

My Commission Expires:
4/9/18

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As required by the Tennessee Code Annotated Section 67-4-409(a)(6)(A), the undersigned being **Grantee, Grantee's agent** or a trustee acting for **Grantee**, after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater is $485,000.00.

Christie C. Hummel
Affiant

JULIE OFFICIAL STATE OF TENNESSEE NOTARY PUBLIC OVERTON COUNTY

Sworn to and subscribed to before me on this the 12th day of April 2017.

My Commission Expires: 4/5/18

(Deeds\Tri-Coleman Properties, LLC from Hummel, Christie C. WD March 2017)