BILL GARRETT, Davidson County
Trans: T20170043812 DEEDWARR
Recvd: 05/23/17 13:44 2 pgs
Fees: 13.00 Taxes: 953.77
20170523-0051232

This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2017040023

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $257,776.50

Sworn to and subscribed before me this 22nd day of May, 2017.

Affiant

Notary Public

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Joshua Paul Barnes		133-070-176.00
3361 Mimosa Drive	New Owner	
Nashville, TN 37211		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jessica L. Coleman f/k/a Jessica L. Tack, Stephen R. Coleman, wife and husband** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joshua Paul Barnes and Suzanne Nicole Barnes, husband and wife** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of Glencoe Acres, Section I, of record in Plat Book 1835, Pages 136 through 138, inclusive, and amended in Book 2294, Page 315, 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 Jessica L. Tack, an unmarried woman by Warranty Deed from Melinda Waddey Lakota (formerly known as Melinda S. West), unmarried, of record in Instrument No. 20120501-0037060, Register's Office for Davidson County, Tennessee, dated April 30, 2012 and recorded on May 1, 2012. The said Jessica L. Tack having since married, is now known as Jessica L. Coleman.

This is improved property known as **3361 Mimosa Drive, Nashville, TN 37211.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 20th day of May, 2017.

X _____
Jessica L. Coleman

X _____
Stephen R. Coleman

STATE OF Pennsylvania

COUNTY OF Butler

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Jessica L. Coleman and Stephen R. Coleman, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of May, 2017.

_____
Notary Public

Commission Expires June 22, 2019

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Nichole L. Palmer, Notary Public
City of Butler, Butler County
My Commission Expires June 22, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES