WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-37717

TONJA BARRON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,000.00

Michele Pepper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of June, 2017

Notary Public

MY COMMISSION EXPIRES: 10/31/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Roger K. Volek Shelton Allison P. Volek Shelton	New Owner	062 00 0 083.00
(NAME)	(NAME)	
629 Hidden Acres Dr.		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Sonjia Diane Coleman, a widow,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Roger K. Volek Shelton and Allison P. Volek Shelton, husband and wife,** 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. 5 on the Plan of Neeley's Bend Acres Subdivision, Section One, as recorded in Book 4175, Page 140, Register's Office for Davidson County, tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Richard E. Coleman and Sonjia Diane Coleman, husband and wife, by Warranty Deed from C. Leon Harris and wife, Patricia Harris, dated 4/25/88 and recorded 4/27/88 in Book 7527, Page 155, Register's Office for Davidson County, Tennessee

The said Richard E. Coleman died intestate on 4/15/06, leaving property vested soley in Sonjia Diane Coleman.

unimproved ☐

This is improved ☑ property, known as 629 Hidden Acres Dr., Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 used, 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:T20170048311 DEEDWARR
Recvd: 06/07/17 08:44 2 pgs
Fees:13.00 Taxes:1032.30

20170607-0056783

Witness my/our hands this 2nd day of June, 2017.

Sonjia Diane Coleman

State of Tennessee
County of Sumner

Personally appeared before me Sonjia Diane Coleman, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of June, 2017.

Notary Public _____
My Commission Expires: _____

File No.: 20171570

