THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170511897**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $750,000.00. Affiant Subscribed and sworn to before me, this 20th day of June, 2017. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20170053415 DEEDWARR
Recvd: 06/22/17 08:48 2 pgs
Fees:13.00 Taxes:2775.00
20170622-0062766

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner: David Ciombor and Kristen Ciombor 116 37th Ave N Nashville TN 37209-4926	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 10401030300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Will David Coleman and Patti A. Coleman, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **David Ciombor and Kristen Ciombor, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 163, on the Plan of Part of West Grove Subdivision, of record in Book 421, Page 109, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Will David Coleman and Patti A. Coleman, husband and wife by Warranty Deed from Jason Bockman and wife, Erica Bockman, recorded on the 27th day of May, 2011 in Instrument No. 20110527-0040734, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PART OF WEST GROVE SUBDIVISION, as recorded in Plat Book 421, Page(s) 109.

Ingress/Egress Easement for Driveway recorded at Instrument No. 20110527-0040733, as corrected at Instrument No. 20130222-0017879.

This is improved property located at 116 37th Ave N Nashville, TN 37209-4926.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except

for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of June, 2017.

Will David Coleman By: Patti A. Coleman

Will David Coleman
By: Patti A. Coleman, attorney-in-fact

Patti A. Coleman

Patti A. Coleman, attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Patti A. Coleman,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Will David Coleman,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 20th day of June, 2017.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017