RESERVED FOR RECORDING STAMP	STATE OF TENNESSEE COUNTY OF WILLIAMSON
Davidson County DEEDWARR Recvd: 06/29/17 15:44 3 pgs Fees:18.00 Taxes:2127.13 **20170629-0065724**	The actual consideration or value, whichever is greater, for this transfer is $574,900.00. _____ Affiant Subscribed and sworn to before me, this the 28th day of June, 2017. _____ Notary Public My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Elliot H. Coleman, Jr.	Wells Fargo Bank N.A	**171-08-0C-010.00-CO**
5837 Petersburg Lane	Attn: Post Closing MAC X9999-01H	
Brentwood, TN 37027	2701 Wells Fargo Way Minneapolis MN 55467	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Michael S. Carmody and Bonnie Kay Carmody, Trustees, Carmody Family Revocable Living Trust Agreement dated August 5, 2014

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Elliot H. Coleman, Jr., a single person

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Section Two, Williamsburg at Brentwood, R40 Residential P.U.D. of record in Plat Book 9700, Page 692, 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 Michael S. Carmody and wife, Bonnie Kay Carmody by Warranty deed from Martin Holmes and wife, Patricia Ann Holmes of record in Instrument No. 20010814-0087880 Register's Office for Davidson County, Tennessee, dated August 10, 2001 and recorded on August 14, 2001.

Being the same property conveyed to Michael S. Carmody, Trustee of the Living Trust of Michael S. Carmody, and Bonnie Kay Carmody, Trustee of the Living Trust of Bonnie Kay Carmody by Quitclaim deed from Michael S. Carmody and Bonnie Kay Carmody of record in Instrument No. 20020719-0087126 Register's Office for Davidson County, Tennessee, dated July 12, 2002 and recorded on July 19, 2002.

Being the same property conveyed to Michael S. Carmody and Bonnie Kay Carmody, Trustees, Carmody Family Revocable Living Trust Agreement dated August 5, 2014 by Quitclaim deed from Michael S. Carmody, Trustee of the Living Trust of Michael S. Carmody, and Bonnie Kay Carmody, Trustee of the Living Trust of Bonnie Kay Carmody of record in Instrument No. 20140811-0071890 Register's Office for Davidson County, Tennessee, dated August 05, 2014 and recorded on August 11, 2014.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 5837 Petersburg Lane, Brentwood, TN 37027.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF June 23, 2017:

Michael S. Carmody

Bonnie Kay Carmody

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

TRUST ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Michael S. Carmody and Bonnie Kay Carmody, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Trustees of Carmody Family Revocable Living Trust Agreement dated August 5, 2014, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 23rd day of June, 2017.

My Commission Expires: 3/10/2019

Notary Public

20171322R

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Kristen Traini, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

