Davidson County DEEDWARR
Recvd: 08/28/17 11:44 3 pgs
Fees:18.00 Taxes:2118.25
20170828-0088022

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF DAVIDSON)
Jennifer S. Ghanem, Esq. **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $572,500.00 Affiant Subscribed and sworn to before me, this 28th day of August, 2017. Notary Public My Commission Expires: 1-8-19

J CARLA IKARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Colin Coleman and Rachel Coleman 6597 Jocelyn Hollow Rd Nashville, TN 37205	New Owner	Tax Parcel ID No. 129-01-0-043.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HENRILYNN ZEITLIN, TRUSTEE OF THE HENRILYNN ZEITLIN REVOCABLE TRUST,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **RACHEL COLEMAN AND COLIN COLEMAN, WIFE AND HUSBAND,** ("Grantees"), their 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(s) 1009, as shown on the map entitled the Plan of West Meade Farms, Inc., Section 15, of record in Book 2663, pages 54 and 55, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to STEVEN CRAIG ZEITLIN AND WIFE, HENRILYNN ZEITLIN, by deed from JERRY W. BLAIR AND WIFE, JOY E. BLAIR, of record in Book 6887, page 982, dated June 13, 1986, said Register's Office. The said Steven Craig Zeitlin having since died on or about July 11, 1995 leaving Henrilynn Zeitlin the surviving tenant by the entirety. Said property being further conveyed to HENRILYNN ZEITLIN, TRUSTEE OF THE HENRILYNN ZEITLIN REVOCABLE TRUST, by Quitclaim deed from HENRILYNN ZEITLIN, of record in Instrument No. 20111019-0081503, dated October 12, 2011, said Register's Office.

This is improved property commonly known as: **6597 Jocelyn Hollow Rd, Nashville, TN 37205**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

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

And Grantor covenants that he has 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 herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their 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 25th day of August. 2017.

HENRILYNN ZEITLIN, TRUSTEE OF THE
HENRILYNN ZEITLIN REVOCABLE TRUST

By: _____
HENRILYNN ZEITLIN, TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, **HENRILYNN ZEITLIN, TRUSTEE OF THE HENRILYNN ZEITLIN REVOCABLE TRUST**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Trustee of **HENRILYNN ZEITLIN REVOCABLE TRUST**, and that She as such Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust as its Trustee.

Witness my hand, at office, this 25th day of August, 2017.

_____
Notary Public
My commission expires: _____

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

TRUE COPY CERTIFICATION

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

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, J Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

J Carla Ikard
Notary

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 1-8-19

Notary's Seal