WARRANTY DEED

Bill Garrett Davidson County
Batch# 366 DEEDWARR
09/12/2017 11:42:33 AM 2 pgs
Fees: $13.00 Taxes: $518.00

20170912-0093278

W-BR-17-228

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 1/23/18 (AFFIX SEAL)

CRYSTAL JOHNSTONE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alexandria Coleman	Regions Bank	
(NAME) **228 Cedarwood Lane**	(NAME) 2050 Parkway Office Circle	**43-2-A-228.00CO**
(ADDRESS) **Madison, TN 37115**	(ADDRESS) Birmingham AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **DEBRA KAY GARLAND, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALEXANDRIA COLEMAN, UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit U-228 on the Plan of Resubdivision of a Portion of Phase Two, Cedarwood Courtyard Homes, of record in Plat Book 5200, Page 590, Register's Office for Davidson County, Tennessee, together with the appurtenant interest in the common areas and limited common areas of Cedarwood Courtyard Homes, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Debra Kay Garland, unmarried, formerly known as Debra Kay Garland Pritchard, married, by Quitclaim Deed from Charles Lynn Pritchard, unmarried, recorded September 15, 2011 in Instrument No. 20110915-0071682 and further being the same property conveyed to Charles Lynn Pritchard and wife, Debra K. Pritchard by Warranty Deed from Robert J. Kleiser and wife, Chantel Kleiser, recorded December 19, 1997 in Book 10728, Page 955, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Taxes for the year 2017.
- All matters shown on the Plans of record in Plat Book 5200, Page 60 and Plat Book 5200, Page 590, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5302, Page 546, as amended in Book 5495, page 661; Book 5495, Page 680, Book 6119, page 402; Book 6216, page 432; Book 6707, page 216; Book 9010, page 503; Book 9010, page 505 and Instrument No. 20070802-0092060 , Register's Office for Davidson County, Tennessee.
- By-Laws of Cedarwood Courtyard Homes of record in Book 5307, Page 231, Instrument No. 20070802-0092059, Instrument No. 20120921-0085950 and Instrument No. 20140505-0037855 , in the Register's Office for Davidson County, Tennessee.
- QuitClaim Deed for common areas to Cedarwood Courtyard Homes Homeowner's Association of record in Book 5497, Page 595 and Book 6216, Page 432, in the Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Book 5307, Page 226, Register's Office for Davidson County, Tennessee.

- Easement for Sanitary Sewer/Storm Drainage/Water Mains/Pumps and Appurtenances of record in Instrument No. 20110325-0023033, Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **228 Cedarwood Lane, Madison, Tennessee 37115**.

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 hand(s) this the 6th DAY OF SEPTEMBER, 2017.

Debra K Garland

Debra Kay Garland

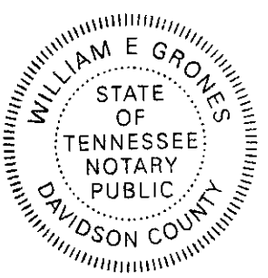
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBRA KAY GARLAND, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of September, 2017.

William E. Grones

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212