Bill Garrett Davidson County
Batch# 15310 DEEDWARR
10/19/2017 09:22:07 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20171019-0106997

Prepared by and Recording Requested by:
GAINES & ASSOCIATES PLLC
5214 Maryland Way, Ste. 402
Brentwood, TN 37027

Tax Parcel # 9D-6626 128-14 #155

WARRANTY DEED

Owner & Property Address:
GEORGE M. COLEMAN and
PAULETTE J. COLEMAN, Trustees,
COLEMAN REVOCABLE
LIVING TRUST
8028 Regency Drive
Nashville, TN 37221

Mail Tax Statement to:
Fifth Third Bank
Harpeth Valley Branch
8042 Highway 100
Nashville, TN 37221

The GRANTORS, **GEORGE M. COLEMAN, JR. AND WIFE, PAULETTE J. COLEMAN,** for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby bargain, sell, convey, and confirm all of grantor's right, title, and interest in and to the below-described property to:

GEORGE M. COLEMAN and PAULETTE J. COLEMAN, Trustees,
COLEMAN REVOCABLE LIVING TRUST, dated October 2, 2017

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 113 on the Plan of Harpeth Park, Section III, as of record in Plat Book 4175, Page 14, Register's Office for said County.

Said Lot No. 113 fronts 90 feet on the southerly margin of Regency Drive and extends back 193.18 feet on the easterly line and 192 feet on the westerly line to a dead line in the rear measuring 90.06 feet thereon.

Being the same property conveyed to parties of the first part by Warranty Deed of record in Plat Book 6611, Pages 896-898, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record and is intended to preserve a relationship as tenants by the entireties pursuant to Tennessee Code Annotated Title 35, Chapter 15.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantors do here covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they will warrant and forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

This is a transfer to a revocable living trust. No actual monetary consideration is given by the Grantee and this conveyance is exempt from recordation tax under Tenn. Code Ann. §67-4-409 (a)(3)(F).

IN TESTIMONY WHEREOF, this instrument has been executed this 2nd day of October, 2017, by the undersigned.

George M. Coleman, Jr.
GEORGE M. COLEMAN, JR.

Paulette J. Coleman
PAULETTE J. COLEMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared GEORGE M. COLEMAN, JR. and PAULETTE J. COLEMAN to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 2nd day of October, 2017.

Katina H. Gaines
NOTARY PUBLIC

My Commission Expires: _____

KATINA H. GAINES
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Comm. Exp. 7-14-2019

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. §67-4-409(a)(3)(F).