WARRANTY DEED

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 237,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2017

Notary Public:

MY COMMISSION EXPIRES: 9-22-20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Augodelia Coleman	Mortgage Solutions of Colorado, LLC	Parcel ID:
3912 Hillshire Drive	5455 N Union Blvd.	15003028000
Antioch, TN 37013	Colorado Springs, CO 80918	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Martha Jane Nevins, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Augodelia Coleman , a married woman

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 591, on the Plan of Kensington of Priest Lake, Section Two, of record in Plat Book 6250, Pages 592 and 593, said Register's Office.

Said Lot No. 591 fronts 89.06 feet on the northerly side of Hillshire Drive and runs back 192.98 feet on the easterly line and 132.40 feet on the westerly line to a broken line in the rear which measures a total of 206.95 feet thereon.

Being the same property conveyed to Joseph C. Nevins and wife, Martha Jane Nevins, by deed from Philhall Corporation, of record in Book 6820, Page 751, said Register's Office, dated April 2, 1986. The said Joseph C. Nevins died August 25, 2009, and title vested in Martha Jane Nevins as surviving tenant by the entirety.

This conveyance is subject to Restrictions of record in Book 6632, Page 820, said Register's Office.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 6250, Pages 592 and 593, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3912 Hillshire Drive, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Bill Garrett Davidson County
Batch# 34533 DEEDWARR
12/07/2017 12:58:17 PM 2 pgs
Fees: $13.00 Taxes: $876.90

20171207-0125062

RECORD AND RETURN
Tennessee Title Services
101 Springhouse Ct S-202

Witness my hand this 1st day of December, 2017.

Martha Jane Nevins

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 Martha Jane Nevins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of December, 2017.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.