Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville. TN 37215

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $442,500.00.

Affiant

Subscribed and sworn to before me, this 23rd day of February, 2018.

Notary Public

My commission expires:

Bill Garrett Davidson County
Batch# 62630 DEEDWARR
02/27/2018 09:20:28 AM 2 pgs
Fees: $13.00 Taxes: $1,637.25
20180227-0018144

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Tyler Coleman and Emily P. Anderson, husband and wife	New Owner	**143-03-0-035.00**
6821 Cloudland Drive		
Nashville, TN 37205		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Henry Dillon Brackman and Anna Margaret Brackman, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Tyler Coleman and Emily P. Anderson, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 83 on the Plan of Section 2, West Meade Highlands of record in Plat Book 3700, Page (s) 124 and 125, 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 Henry Dillon Brackman and Anna Margaret Brackman, husband and wife by Warranty deed from Charles E. Lansdell, Jr. and wife, Emily B. Lansdell of record in Instrument No. 20140206-0010443 Register's Office for Davidson County, Tennessee.

This is improved property known as **6821 Cloudland Drive, Nashville, TN 37205.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 23rd day of February, 2018.

Henry Dillon Brackman

Anna Margaret Brackman

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, Henry Dillon Brackman and Anna Margaret Brackman, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 23rd day of February, 2018.

Notary Public
My Commission Expires: 1-8-19

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SolomonParks File No. 18-001027-528