Bill Garrett Davidson County
Batch# 75603 DEEDWARR
04/02/2018 03:35:07 PM 2 pgs
Fees: $13.00 Taxes: $925.00
20180402-0030649

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$250,000.00**

Affiant

Subscribed and sworn to before me this 30th day of March, 2018.

Notary Public

My commission expires: 9/7/2020

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

THIS INSTRUMENT PREPARED BY:
SolomonParks Title & Escrow, LLC
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Zachary D. Brenner	Movement Mortgage, LLC	**050-10-0-155.00 and 050-10-0-206.00**
3401 Fawnwood Place	8024 Calvin Hall Road	
Nashville, TN 37207	Indian Land, SC 29707	

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, I,

William C. Coleman, Jr., un unmarried man

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

Zachary D. Benner, an unmarried man

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

Land in Davidson County, Tennessee, being Lot Nos. 128A and 128B on the Plan of Zone Lot Division Lots 12-17, 63-69, 123-135 and 141-154, Revision to Section Four, Chesapeake Homes of record in Plat Book 6250, Page 933, 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 William C. Coleman, Jr. and wife, Brenda M. Coleman by Warranty Deed from Bereford E. Bailey and wife, Naomi J. A. Bailey a/k/a Naomi J. Bailey of record in Instrument No. 20030429-0057170 Register's Office for Davidson County, Tennessee, dated April 25, 2003 and recorded on April 29, 2003.

Brenda Middleton Coleman having deceased on October 2, 2015, leaving William C. Coleman, Jr. the surviving tenant by entirety.

This is improved property known as **3401 and 3403 Fawnwood Place, Nashville, TN 37207.**

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 all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

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 30th day of March, 2018.

William C. Coleman, Jr.

STATE OF TENNESSEE
COUNTY OF RUTHERFORED

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, William C. Coleman, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 30th day of March, 2018.

Notary Public
My Commission Expires: Sept. 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SolomonParks File No. 18-001071-529