THIS INSTRUMENT PREPARED BY:
Haynes, Freeman & Bracey, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

Bill Garrett Davidson County
Batch# 107084 DEEDWARR
06/21/2018 10:01:53 AM 2 pgs
Fees: $13.00 Taxes: $850.63

20180621-0059857

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map- Parcel No.
JOHNIE STUBBLEFIELD, II DAVID SCOTT CHAMBERS 201 Spero Road Goodlettsville, Tennessee 37072	Quicken Loans, Inc. 1050 Woodward Avenue Detroit, MI 48226-1906	033-11-0-036.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NELLIE E. COLEMAN, by her Specific Power of Attorney, EDWARD STANLEY COLEMAN,** has this day bargained and sold, and does hereby transfer and convey unto the said **JOHNIE STUBBLEFIELD, II, a single man, and DAVID SCOTT CHAMBERS, a single man,** their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 17, as shown on the map entitled the Plan of Blair Manor, Revision of Lot 12 through 17, of record in Plat Book 3106, page 100, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to EDWARD CALDWELL COLEMAN AND WIFE, NELLIE E. COLEMAN, by deed from GAINES HOME BUILDING CORPORATION, of record in Book 3615, page 509, dated August 29, 1963, said Register's Office. The said Edward Caldwell Coleman having since died on or about May 29, 1980, leaving Nellie E. Coleman the surviving tenant by the entirety.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $229,900.00.
Subscribed and sworn to before me,
this 20th of June, 2018.
My Commission Expires: _____

Affiant

Notary Public

JUDY GALLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES FEBRUARY 25, 2020

This is improved property located at 201 Spero Road, Goodlettsville, Davidson County, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 20 day of June, 2018.

Nellie E. Coleman by
Edward Stanley Coleman, Attorney in Fact

EDWARD STANLEY COLEMAN
Attorney in Fact for NELLIE E. COLEMAN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 20 day of June, 2018, before me personally appeared **EDWARD STANLEY COLEMAN,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **NELLIE E. COLMAN,** and who acknowledged that he executed the same as the free act and deed of **NELLIE E. COLEMAN.**

Witness my hand and official seal at Goodlettsville, Tennessee, this the 20 day of June, 2018.

NOTARY PUBLIC

My Commission Expires: 12/23/2020

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY