WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,500.00

James G. Coffer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 2000.

Delaina M. Bates
Notary Public

MY COMMISSION EXPIRES: May 11, 2003
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

Instr:200007100068159 Page: 1 OF 2
REC'D FOR REC 07/10/2000 1:56:46PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $327.45

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Boulevard, Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James G. Coffer	James G. Coffer	Map 73-07 Parcel 52.00
(NAME)	(NAME)	
2408 Fairbrook Drive	5120 Traceway Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Benton M. Smith, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James G. Coffer, 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:

Being Lot No. 423 on the Plan of Sunset View Subdivision, Section VI, as shown of record in Plat Book 2900, Page 54, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

For source of title reference is hereby made to Warranty Deed of record in Book 4268, Page 190, Register's Office of Davidson County, Tennessee, and by Divorce Decree filed of record at 75A/66, Circuit Court Clerk of Davidson County, Tennessee.

Subject to restrictions as shown of record in Deed Book 2995, Page 413, Register's Office of Davidson County, Tennessee.

Subject to all matters of plat as shown of record in Book 2900, Page 54, Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2408 Fairbrook Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my/our hand(s) this 29th day of June, 2000.

Benton M. Smith
Benton M. Smith

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Benton M. Smith, the within named bargainor(s), 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.

Witness my hand and official seal at Mt. Juliet, Tennessee this 29th day of June, 2000.

Commission expires: May 11, 2002

Delaina D. Davis — Notary Public

