| Name and Address of New Owner: | Send Tax Bills To: | Prepared by: |
|---|---|---|
| Sergio Coffa<br>2116 Hobbs Road, L-1<br>NASHVILLE TN 37215 | Same | David W. McMackin<br>213A Ward Circle, S-104<br>Brentwood, Tn 37027 |

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $91,500.00

Affiant
Subscribed and sworn to before me on this 13th day of October, 2003.

Notary Public

My Commission Expires: 7-29-06

Map & Parcel No.
131-2-A-73 CO

Davidson County DEEDWARR
Recvd: 10/23/03 10:44 2pgs
Fees:13.00 Taxes:338.55
20031023-0156734

ESTER BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

## WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Jennifer R. Mobley (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Sergio Coffa (herein called "Grantee"), the real property situated in DAVIDSON County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. L-1, Hobbs House Condominiums Apartments, as of record in Book 4595, page 74, as amended in Book 5200, page 54, Register's Office for said County, and by Master Deed of record in Book 5289, page 515, said Register's Office, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jennifer R. Mobley, unmarried, by virtue of a Warranty Deed dated January 17, 1997, from Rowdy Lee Yates, unmarried, of record in Book 10324, page 624, Register's Office for Davidson County, Tennessee.

Said property has not nor has ever been the primary residence of the seller or her spouse.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 2116 Hobbs Road, L-1, Nashville, TN 37215

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns forever. Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

**GRANTOR further covenants** and bind herself and her heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his heirs and assigns, against the lawful claims of all persons.

**WITNESS** my hand on this 13th day of October, 2003.

Jennifer Mobley

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 Jennifer Mobley, the barginor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand and official seal at Brentwood, Tennessee, this 13th day of October, 2003.

Notary Public

DELLANA LASHELLE LOVE RUTHERFORD NOTARY PUBLIC AT LARGE

My commission expires: _____

MY COMMISSION EXPIRES: AUGUST