Davidson County DEEDWARR
Recvd: 04/22/04 11:55 2pgs
Fees:13.00 Taxes:698.93

20040422-0045754

JUDY A. LEHMAN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of April, 2004.

Notary Public

MY COMMISSION EXPIRES: March 10, 2007.

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MTC Title - Tennessee, LLC, 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Geoffrey A. Day	SunTrust Mortgage, Inc.	156-IC34.00
(NAME)	(NAME)	
7420 East Colony Drive	201 Fourth Ave. N. 7th Floor	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Nashville, TN 37219	
(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,

COREY J. COGGIN AND WIFE, ALLISON M. COGGIN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GEOFFREY A. DAY AND WIFE, BRANDI J. DAY AND ORDIE L. DAY,

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:

Land in Davidson County, State of Tennessee, being Lot No. 34 on the Plan of the Subdivision of Eest Colony at Riverbend of record in Plat Book 7900, page 733, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Corey J. Coggin and wife, Allison M. Coggin by Warranty Deed dated February 24, 1997 from Fox Ridge Homes of record in Book 10360, Page 53, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 7420 East Colony Drive, Nashville, TN 37221

(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 20th day of April, 2004.

Corey J Coggin by his attorney in fact

Corey J Coggin by his attorney in fact Glenda Finch

Allison M Coggin by her attorney in fact

Allison M. Coggin by her attorney in fact

By Glenda Finch

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Corey J. Coggin and wife, Allison M. Coggin, 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.

Witness my hand and official seal at Brentwood , Tennessee this 20th day of April, 2004

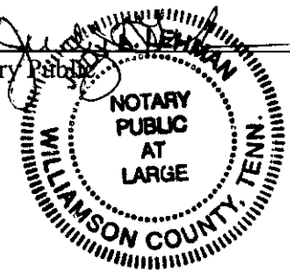
Commission expires: March 10, 2007

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Glenda Finch, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Corey J. Coggin and wife, Allison M. Coggin, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Corey J. Coggin and wife, Allison M. Coggin. WITNESS my hand and Notarial Seal this 20th day of April, 2004.

Notary Public



My Commission Expires 3-10-07