~~BOX 10-A~~

WARRANTY DEED

RETURN TO :
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

JOHN GREGORY HARDEMAN NOTARY Exp. 3/26/05 PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vivian Coffey and Terry Coffey	NBANK	
(NAME) 3128 Greggwood Drive	(NAME) 1255 Lakes Parkway, Bldg 200, #201	60-01-122
(ADDRESS) Nashville, TN 37207	(ADDRESS) Lawrenceville, GA 30043	
(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, TERESA D. CRUTCHER AND HUSBAND JONATHAN CRUTCHER, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VIVIAN COFFEY AND TERRY COFFEY, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, 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, Tennessee, being Lot No. 82 on the plan of Golden Valley Estates, Section 1 as of record in Book 4175, page 142, Register's Office for Davidson County, Tennessee.

Said Lot No. 82 fronts 56.0 feet on the northerly side of Greggwood Drive and extends back 126.85 feet on the easterly line and 131.4 feet on the westerly line to a dead line measuring 56.27 feet thereon.

Being the same property conveyed to Laura Armstrong, by deed from John T. Burnett and wife, Brenda S. Burnett, dated October 2, 1974, of record in Book 4857, page 293, Register's Office for Davidson County, Tennessee. The said Laura Armstrong has since died intestate leaving her daughter, Teresa D. Crutcher, as her sole heir at law.

This conveyance is subject to (a) 2004 property taxes which have been prorated and assumed by Grantee(s); (b) Restrictive Covenants of record in Book 4447, Page 108, Book 4447, Page 594, and Book 8237, Page 75; and (c) All matters on the plan of record in Plat Book 4175, Page 142 Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3128 Greggwood Drive Nashville, Tennessee

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDWARR
Recvd: 05/03/04 11:35 2pgs
Fees:13.00 Taxes:238.65

20040503-0050000

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 hand this 27th day of April, 2004.

Teresa D. Crutcher

Jonathan Crutcher

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 Teresa D. Crutcher , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30 day of April, 2004.

Commission expires:

JOHN GREGORY HARDEMAN NOTARY Exp. 3/26/05 PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jonathan Crutcher , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Memphis, Tennessee this 27th day of April, 2004.

Commission expires:

Patti D. Champion

Notary Public

PATTI T. CHAMPION NOTARY PUBLIC AT LARGE SHELBY CO., TN

My Comm. Exp. Nov 7, 2006