Davidson County DEEDWARR
Recvd: 05/10/04 15:56 2pgs
Fees:13.00 Taxes:473.60
20040510-0053366

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of May, 2004.

Notary Public

MY COMMISSION EXPIRES: 10/12/05.
(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Michael W. Shaffor	Suntrust Mortgage, Inc.	83-13
1107 Russell Street	PO Box 305110	GROUP
Nashville, Tennessee 37206	Nashville, TN 37230	PARCEL 16

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty Eight Thousand Dollars and Zero Cents ($128,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Richard E. McCoy III, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Michael W. Shaffor, a single person, and Jonna L. Wallace, a single person, as joint tenants with right 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.

BEING the westerly or rear parts of Lot Nos. 45 and 46 on the Plan of East Edgefield of record in Book 21 page 147, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Richard E. McCoy, III, unmarried, by deed from Christopher R. Kirkland, unmarried, by deed of record in Book 9665, page 277, Register's Office for Davidson County, Tennessee.

LAURA McCOY, spouse of Richard E. McCoy, III, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 1107 Russell Street, Nashville, TN 37206

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 I do covenant with the said Grantees that I 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 I do further covenant and bind ourselves, my 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 7th day of May, 2004.

Richard E. McCoy III

Laura McCoy

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Richard E. McCoy, III and Laura McCoy, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7th day of May, 2004.

Commission expires: 10/17/05

Notary Public

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee