Realty-07
48 A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/08/04 14:26 2pgs
Fees:13.00 Taxes:950.53
20040608-0067837

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: 10/21/07

(AFFIX SEAL)

DONNA K SPERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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
Ronald W. Sanda	Ronald W. Sanda	Map 172-10-0-B
(NAME) 6613 Christiansted Lane	(NAME) 6613 Christiansted Lane	Parcel 4.00 CO
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(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, **GEORGE CLINT COFFMAN AND WIFE, LISA MARIE COFFMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RONALD W. SANDA AND WIFE, JOAN E. SANDA**, 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 # 4, Cluster Lot Development, Christiansted Valley, Phase One, Revision One, of record in Plat Instrument #20010209-0012852, said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to George Clint Coffman and wife, Lisa Marie Coffman, by deed from Burke Construction Company, Inc., by deed of record in Instrument No. 20010607-0059927, said Register's Office.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Instrument No. 20010209-0012852, said Register's Office; (c) restrictive covenants of record in Instrument No. 19991221-0305559, amended Instrument No. 20000728-0074515, said Register's Office; (d) HOA Charter of record in Instrument No. 19991221-0305560 and 19991221-0305561, said Register's Office; (e) Conveyance of Common Areas to HOS of record in Instrument No. 20020916-0112445; said Register's Office; (e) Plat Revising Open Space of record in Instrument No. 20020904-0106659, said Register's Office; and (f) Easement for Storm Water Detention Agreement of record in Book 11628, page 8, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 6613 Christiansted Lane, Nashville, TN 37211

(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 our hands this 1st day of June, 2004.

George Clint Coffman

Lisa Marie Coffman

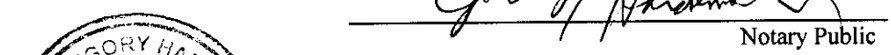
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George Clint Coffman and wife, Lisa Marie Coffman , 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 1st day of June, 2004.

Commission expires:



Notary Public

