24-1-252

Register Return to:
Land Title South, Inc.
501 Corporate Centre Dr.
Suite 360
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 07/12/04 12:37 2pgs
Fees:13.00 Taxes:708.55
20040712-0082562

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **1st** day of **July, 2004** by and between **Charles R. Coe,II and wife, Adrienne L. Coe** , herein after referred to as GRANTOR, and **Michael Richard Platz, unmarried, and Caroline S. Griswold, unmarried** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Being Lot No. 17 on the Plan of Boone Trace at Biltmore, Phase I, as of record in Plat Book 7900, Page 667, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Charles R. Coe, II and wife, Adrienne L. Coe, by Warranty Deed from Curt R. Lynch and wife, Heather W. Lynch, dated February 23, 1999 of record in Book 11368, page 931, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following encumerances:

1) All matters appearing on the plan of Boone Trace at Biltmore, of record in Book 7900, Page 667, the Register's Office for said County.

2) Restrictions contained in instrument of record in Book 7265, page 676 and Book 9342, page 312 and re-recorded in Book 9735, page 931, Book 10032, page 813, Book 10306, page 817, Book 11455, page 443, Instrument No. 20010717-0075902, Register's Office for said County.

3) Metropolitan Government Easement contained in instrument of record in Book 8992, page 62, Register's Office for said County.

4) Subject to a deed to the State of Tennessee contained in instrument of record in Book 8975, page 753, Register's Office for said County.

5) Homeowners' Association Charter contained in instrument of record in Book 9607, page 534, Register's Office for said County.

6) All easements, restrictions and other matters of record in said register's office.

This is improved/unimproved property known as: 7812 Farmington Place, Nashville, TN 37221

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Charles R. Coe,II

Charles R. Coe,II
Signature of Seller

Adrienne L. Coe

Adrienne L. Coe
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Charles R. Coe,II and wife, Adrienne L. Coe** , the within named 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, at office, this **1st** day of **July, 2004.**

Carrie E. Hughes
Notary Public

MY COMMISSION EXPIRES AUGUST 22, 2005
CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

My Commission Expires: _____

Name and Address of Property Owner:
Michael Richard Platz and Caroline S. Griswold
7812 Farmington Place, Nashville, TN 37221

Send Tax Statements to:
AmSouth Bank
RCN-6 250 Parkway Office Circle, Birmingham, AL 35244

Map and Parcel--126.15-0A-017.00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$191,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Ashley Anderson
Affiant

Sworn to and subscribed before me, a Notary Public, this **1st** day of **July, 2004.**

Carrie E. Hughes
Notary Public

MY COMMISSION EXPIRES AUGUST 22, 2005
CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

My Commission Expires: _____

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