Davidson County DEEDWARR
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Fees:13.00 Taxes:399.60

20050901-0105220

File No. 250801067

WARRANTY DEED

JENNIFER MARLIN NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Casey Coggin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2005.

Jennifer Marlin
Notary Public

MY COMMISSION EXPIRES: 6-4-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Casey Coggin	Casey Coggin	MAP 44-15
(NAME) 1110 Birdsall Street	(NAME) Same	PARCEL 392
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) ,	4D-44405
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Paula Huddleston, unmarried**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Casey Coggin, and Wife, Kristi Coggin**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 59, Section "B", Sec B Village of Old Hickory Subdivision, as shown by plat of record in Plat Book 1424, Page 67, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Paula Huddleston, Unmarried by deed from Walter F. Duke, Unmarried of record in Book 10526, page 397, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1110 Birdsall Street, Old Hickory, TN 37138
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 30th day of August, 2005.

Paula Huddleston
Paula Huddleston

STATE OF TENNESSEE

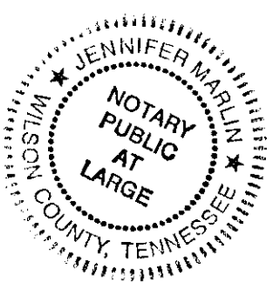
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Paula Huddleston, unmarried, 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 Mt. Juliet, Tennessee, this 30th day of August, 2005.

My Commission expires: 6.4.06

Notary Public



File Number: 250801067

RETURN TO:

Cumberland Title

13018 Lebanon Road, Suite 100

Mt. Juliet, TN 37122