This instrument prepared by:
TrustLand Title & Escrow, LLC
1720 West End Avenue Suite 400
Nashville, TN 37203
(615) 552-0140

Davidson County DEEDWARR
Recvd: 01/13/06 13:04 2 pgs
Fees:13.00 Taxes:620.68
20060113-0005485

File No.: **06-1016**

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged **Gail Ann Cody F.K.A. Gail Ann Marinelli, an unmarried individual, ("Seller"),** has bargained and sold, and by these presents does transfer and convey unto **Roy Coggins, an unmarried individual, ("Buyer"),** and Buyer's successors and assigns all of Seller's interest in a certain tracts of loan located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot No. 223 on the Plan of Phase '10' Rolling River Estates, as of record in Plat Book 6200, page 53, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being all of the same property conveyed to Gail Ann Marinelli, unmarried, by Warranty Deed from Leland Townsend and wife, Ardell Townsend, dated December 12, 1997, recorded December 16, 1997, of record in Book 10722, page 349, Register's Office for Davidson County, Tennessee.
Gail Ann Marinelli having since changed her legal name and now known as Gail Ann Cody.

This conveyance is made 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.

Parcel ID # **Map 141, Group 15C, Parcel 72**
☒ Improved OR
☐ Unimproved property located at: **1020 River Ridge Terrace, Nashville, TN 37221**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Witness our hands on **1/11/2006.**

Gail Ann Cody

By: Gail Ann Cody

STATE OF **Tennessee** COUNTY OF **Davidson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Gail Ann Cody to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal on **1/11/2006.**

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires MAR. 21, 2009

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STATE OF **Tennessee**

COUNTY OF **Davidson**

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$167,750.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on **1/11/2006.**

C. M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires

My Commission Expires MAR. 21, 2009

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Owner's Name: **Roy Coggins**

and Address: **1020 River Ridge Terrace, Nashville, TN 37221**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

New Owner