State of **Tennessee**
County of **Davidson**

This actual consideration or value – whichever is greater- is **$130,000.00**

_____ Affiant

Subscribed and sworn before me this the **31st Day of January, 2007**

SUSAN MAGNUSON Notary Public At Large RUTHERFORD COUNTY, TN

Notary Public
My Commission Expires: 9/17/07

Davidson County DEEDWARR
Recvd: 02/09/07 15:06 2 pgs
Fees:13.00 Taxes:481.00
20070209-0017389

Warranty Deed

Instrument prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Boulevard Suite 700
Lavergne, TN 37086

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Tammy L. Coffman **105 Cottage Place** **Nashville, Tennessee 37214**	**105 Cottage Place** **Nashville, Tennessee 37214**	**Primary Residential Mortgage** **4750 West Wiley Post Way** **Salt Lake City, Utah 84116**

Map 95-2 Group A Parcel 105

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 consideration, the receipt of which is hereby acknowledged

R. DRAPER ANDERSON AND WIFE, TREVA C. ANDERSON

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

TAMMY L. COFFMAN, UNMARRIED

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in a **DAVIDSON** COUNTY, TENNESSEE, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 5, on the Plan of Cottage Place Condominiums, of record in Book 6520, pages 816-823, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements, all as described in the Master Deed, Declaration of Covenants, Conditions and Restrictions, of record in Book 6520, page 745, said Register's Office, as amended by Amendment to Master Deed, Declaration of Covenants, Conditions and, Restrictions, of record in Book 6569, page 212, said Register's Office.

Being the same property conveyed to R. Draper Anderson and wife, Treva C. Anderson by Warranty Deed from A. Harrison Johnson, Jr., Trustee of record in Book 6601, page 564, Register's Office for Davidson County, Tennessee, dated July 3, 1985.

Subject to all matters of record in Plat Book 6520, page 816-818, Register's Office for Davidson County, Tennessee.

Subject to Easement for water main running along the Lebanon Pike granted Bransford Realty Company of record in Book 722, page 268, and Book 722, page 324, Register's Office for Davidson County, Tennessee.

Subject to Easement contained in Deed of record in Book 5256, page 398, Register's Office for said county.

Subject to a 10 foot private sanitary sewer line easement running across a portion of the southwest corner of said Property.

Subject to Master Deed for Cottage Place Condominiums of record in Book 6520, page 745, and as amended in Book 6569, page 212, and in Book 6636, page 722 and Book 6902, page 829, Register's Office for said county.

Subject to By-Laws for Cottage Place Condominiums of record in 6520, page 793, Register's Office for Davidson County, Tennessee.

Subject to Charter of Cottage Place Homeowners Association, Inc. of record in Book 6582, page 869, Register's Office for Davidson County, Tennessee.

Subject to any easement and/or restriction of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this 31st **Day of** January, 2007

R. Draper Anderson

Treva C. Anderson
Treva Anderson

STATE OF TENNESSEE

COUNTY Of DAVIDSON

On this 31st Day of January, **2007 before** me appeared

R. DRAPER ANDERSON AND WIFE, TREVA ANDERSON

To me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her free and deed. Witness my hand and official seal.

My Commission Expires 9/17/07

Notary Public

SUSAN MAGNUSON
Notary Public
At Large
RUTHERFORD COUNTY