PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 06/29/07 10:02 3 pgs
Fees:18.00 Taxes:314.50
20070629-0077719

W & I Ref:(gj) Title No: 48718
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Craig Coffman Lisa Coffman 1227 Habersham Way Franklin, Tennessee 37067	SAME

TAX MAP-PARCEL NUMBERS: 142-6-B-279

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$85,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sharron N. Tipton, Administrator of the Estate of Drew Michael Tipton, and Robert I. Tipton and Sharron N. Tipton**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Craig Coffman and spouse, Lisa Coffman** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, Being Building No. 50, Unit 279 and Garage Space No. 279G of Peppertree Creekside Meadows Condominiums horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4675, Pages 128-130, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Drew Tipton by deed from R. Jackson Brewer and wife, Ruth J. Brewer of record in Doc. No. 20051012-0123173, Register's Office for Davidson County, Tennessee. Drew Tipton, also known as Drew Michael Tipton, has since died, unmarried and intestate. Sharron N. Tipton (administrator) and Robert I. Tipton are the sole-heirs-at-law of Drew Michael Tipton. (See probate administration file No. 07P633, Probate Court Clerks Office for Davidson County, Tennessee).

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4675, Pages 128-130, said Register's Office, which Plan shows minimum building set back lines and easements to which Plan reference is hereby made for a more complete description thereof; an easement granted to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Doc. No. 20040603-0065549, said Register's Office; Provisions of the Master Deed and Bylaws of record in Book 4834, Page 257, Book 4984, Page 174, Book 5045, Page 800, Book 5086, Page 80, Book 5259, Page 5, Book 6535, Pages 723-724, Book 6874, Page 354, Book 7610, Page 973 and Book 6237, Page 644, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This instrument is executed on behalf of Robert I. Tipton by Suzanne T. Latham pursuant to a Power of Attorney executed by him on the 14th day of August, 2002 of record in Instrument No. 20040901-0105487, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit B" to this instrument and incorporated herein by reference.

Robert I. Tipton and Robert Ira (Bobby) Tipton being one and the same person.

This is improved property, known as: 810 Bellevue Road, # 279, Nashville, Tennessee 37221.

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of June, 2007 .

Sharron N. Tipton
Sharron N. Tipton, Administrator of the Estate of Drew Michael Tipton.

Robert I. Tipton by Suzanne T. Latham POA
Robert I. Tipton, Sole Heirs-at-Law of Drew Michael Tipton By:Suzanne T. Latham, Atty-in-Fact

Sharron N. Tipton
Sharron N. Tipton, Sole Heirs-at-Law of Drew Michael Tipton

State of TENNESSEE
County of DAVIDSON

On this 27th day of June, 2007 , before me the undersigned authority, personally appeared **Sharron N. Tipton, Administrator of the Estate of Drew Michael Tipton,** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

Notary

State of TENNESSEE
County of DAVIDSON

On this 27th day of June, 2007 , before me the undersigned authority, personally appeared **Sharron N. Tipton**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

Notary

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $85,000.00

Affiant

Sworn and subscribed before me this 27th day of June, 2007

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

Notary Public

My Commission Expires: _____

State of Tennessee
County of Madison

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Suzanne T. Latham** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Robert I. Tipton** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 26th day of June, 2007

Adam R. Kuykendall
Notary Public

ADAM R. KUYKENDALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MADISON

My Commission Expires December 21 2009

My Commission Expires:_____

EXHIBIT "A"
To
Warranty Deed

FROM: Sharron N. Tipton, Administrator of the Estate of Drew Michael Tipton, and Robert I. Tipton and Sharron N. Tipton

TO: Craig Coffman and spouse, Lisa Coffman

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Suzanne T. Latham
Suzanne T. Latham, Affiant

Sworn to and subscribed before me this

26th day of June, 2007

Adam R. Kuykendall
Notary Public

My Commission Expires December 21 2009

ADAM R. KUYKENDALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MADISON