PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 07/28/08 10:09 2 pgs
Fees:13.00 Taxes:817.70
20080728-0076674

WARRANTY DEED

THIS INDENTURE is made and entered into this 23rd day of July, 2008 by and between **Johnathan Ezell and wife, Kristin Ezell**, hereinafter referred to as GRANTOR, and **Timothy W. Coffey and Amy D. Coffey, husband and wife**, hereinafter 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 the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 36, on the Plan of Phase Three, Highlands of Brentwood (formerly Brentwood Highlands), of record in Plat Instrument Number 20010920-0101749 and revised in Instrument Number 20060222-0020873, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with easement for driveway and ingress/egress as set forth in Instrument Number 20040311-0028217, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
1) All matters appearing on the plan of Phase 3, Highlands of Brentwood (formerly Brentwood Highlands), of record in Instrument Number 20010920-0101749 and revised in Instrument Number 200602220020873, the Register's Office for said County.

2) Restrictions contained in instrument of record in Book 11189, page 612, Book 11356, page 815, Book 11629, page 906, Instrument Number 200207220087704 and Instrument Number 200211210144877, Register's Office for said County.
3) Homeowners Association Charter of record in Book 11595, page 872, Register's Office for said County.
4) Sanitary Sewer Easement of record in Book 7461, page 805, Register's Office for said County.
5) Ingress and Egress Easement of record in Book 11189, page 612, Register's Office for said County.
6) Easement for Bellsouth of record in Book 11608, page 467, Register's Office for said County.
7) Driveway Easement of record in Instrument Number 200403110028217, Register's Office for said County.
8) Open Space Conveyance of record in Instrument Number 200004070035205 and in Book 11629, page 909, Register's Office for said County.
9) All easements, restrictions and other matters of record in said register's office.

Being the same property conveyed unto Johnathan Ezell and wife, Kristin Ezell by Warranty Deed from John A. Barnes, unmarried, dated March 10, 2006, of record in Instrument Number 20060317-0031222, Register's Offcie for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: **304 Splitwood Court, Nashville, TN 37211**

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.

Johnathan Ezell

Kristin Ezell

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Johnathan Ezell and wife, Kristin Ezell, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 23rd day of July, 2008.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 26, 2008

LEAH A. TURNER STATE TENN. NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Timothy Coffey and Amy Coffey
304 Splitwood Court, Nashville, TN 37711

Send Tax Statements to:

New Owner

Map and Parcel--172.04-0A-118.00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

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 $221,000.00 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this 23rd day of July, 2008.

Notary Public

My Commission Expires: 9-19-09

SONYA SULLIVAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

28-1-211