(2)

File No. 280701326

WARRANTY DEED

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/13/08 13:38 2 pgs
Fees:13.00 Taxes:506.90

20080813-0083428

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL)

K. THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN. My Commission Expires NOV. 8, 2008

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam J. Coffman	Adam J. Coffman	161110A21100CO
(NAME) 446 Huntington Ridge Dr.	(NAME) 446 Huntington Ridge Dr.	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(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, WE, Doyle Grizzell and wife, Eleanor Grizzell, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Adam J. Coffman and wife, Shelly L. Coffman, 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:

Land in Davidson County, Tennessee, being Lot No. 211 on the Plan of Huntington Ridge Townhomes, a Planned Unit Development, of record in Book 4675, Page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Doyle Grizzell and wife, Eleanor Grizzell by Warranty Deed from Dale S. Bartee and Daris J. Bartee of record in Instrument No. 20070404-0040392, Register's Office for Davidson County, Tennessee dated March 30, 2007.

Taxes for the year 2008 and all subsequent years, a lien, not yet due and payable. All prior years are paid.

Subject to all matters as set forth on the plat of record in Plat Book 4675, Page 9, Register's Office of said County.

Easement Agreement of record in Book 6396, Page 896, said Register's Office.

Restrictions of record in Book 4729, Page 687, Book 4889, Page 905, said Register's Office.

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 446 Huntington Ridge Dr., Nashville, TN 37211
(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 hands this 8th day of August, 2008.

Doyle Grizzell

Eleanor Grizzell

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Doyle Grizzell and wife, Eleanor Grizzell, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 8/8/2008.

Witness my hand at office this 8th day of August, 2008.

Commission expires:

Notary Public

File Number: 280701326

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008