This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6090167

BILL GARRETT, Davidson County
Trans:T20090021873 DEEDWARR
Recvd: 04/02/09 12:28 2 pgs
Fees:13.00 Taxes:366.15
20090402-0029800

Send Tax Bills To:
Franklin American Mortgage Company
501 Corporate Centre Drive, Suite 400
Franklin, TN 37067

New Owner is:
John Daggs
810 Bellevue Rd Apt 279
Nashville, TN 37221

MAP: 142-06-0B

PARCEL: 279.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Craig Coffman and wife Lisa Coffman**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **John Daggs and wife, Agnieszka Daggs**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located 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, and shown on the Plan of record in Book 4675, page 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 and undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Craig Coffman and spouse, Lisa Coffman, by Warranty Deed from Sharron N. Tipton, Administrator of the Estate of Drew Michael Tipton, and Robert I. Tipton and Sharron N. Tipton, dated 6-27-07 and recorded 6-29-07 in Instrument No. 20070629-0077719, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Improved property known as: **810 Bellevue Rd Apt 279, Nashville, TN 37221**

CWC

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 27th day of March, 2009.

GRANTOR(S):

CRAIG COFFMAN

LISA COFFMAN

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **CRAIG COFFMAN AND LISA COFFMAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 27th day of March, 2009.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

NOTARY PUBLIC
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$98,960.00**.

AFFIANT

SWORN TO and subscribed before me this the 27th day of March, 2009.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

NOTARY PUBLIC
My commission expires: