THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 29188-11-2009** **Record & Return To:** **Rudy Title & Escrow** **2012 21st Ave. S.** **Nashville, TN 37212**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $437,500.00. Affiant Subscribed and sworn to before me this 11th day of December, 2009. Notary Public My Commission Expires: 7-2410

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Henry J. Coffey, Jr., Susan C. Castle 6624 Rolling Fork Drive Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 12905002300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shawn McCormick and Steve McNutt, both unmarried, as joint tenants with right of survivorship**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Henry J. Coffey, Jr. and wife, Susan C. Castle** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6624 Rolling Fork Drive, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 11th day of December, 2009.

Shawn McCormick

Steve McNutt

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Shawn McCormick and Steve McNutt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of December, 2009.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires
August 23, 2011

BILL GARRETT, Davidson County
Trans:T20090085276 DEEDWARR
Recvd: 12/18/09 10:34 2 pgs
Fees:13.00 Taxes:1618.75

20091218-0115236

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 894 on the Plan of Revised plan of a portion of West Meade Farms, Inc. - Section XIV, a resubdivision of Lots 894 through 898, as of record in Plat Book 2330, page 173, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Shawn McCormick and Steve McNutt, both unmarried, as joint tenants with right of survivorship by Deed dated December 13, 2004 from Walter Gove and wife, Antonina Gove of record in Instrument No. 20041213-0148018, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2009 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 2330, page 173, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212