Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
File No. 10-0004H

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,500.00

Affiant

ROBBIN YOUNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 22, 2010

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th day of June, 2010

Notary Public
Commission Expires:

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL
Sandra M. Coffee	Primary Residential Mortgage	Map 75-09-0
249 Bonnalynn Drive	4750 W. Wiley Post Way, Ste 200	Parcel 077.00
Hermitage TN 37076	Salt Lake City, Utah 84116	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Cynthia L. Massey, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sandra M. Coffee

HEREINAFTER CALLED THE GRANTEES, 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 all of Lot No. 209, on the Plan of Section Two (REVISED) Hermitage Hills, and filed of record in Plat Book 2900, Page 112, Regsiter's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Cynthia L. Massey, unmarried by Warranty Deed dated May 16, 2005 from Howard L. Hale, married and filed of record in Instrument No. 20050519-0056744, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20100040328 DEEDWARR
Recvd: 07/01/10 14:03 2 pgs
Fees:13.00 Taxes:416.25

20100701-0051678

THIS CONVEYANCE IS MADE SUBJECT TO: Restrictive Covenants filed in Book 3096, Page 5; all matters on Plat of Record in Plat Book 2900, Page 112; all in the Register's Office for Davidson County, Tennessee.

SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 249 Bonnalynn Drive Hermitage TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, 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 hand and signature this the 29 day of June 2010.

Cynthia L. Massey

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cynthia L. Massey with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 29 day of June, 2010.

Notary Public

Commission Expires:

(seal)

ROBBIN YOUNT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires November 22, 2010