Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
James W. Scannell
304 Splitwood Court
Nashville, Tennessee 37211

SEND TAX BILL TO:
New Owner

MORTGAGEE:
_____
_____
_____, _____ _____

MAP 172-4
GROUP A
PARCEL 118.00co

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Timothy W. Coffey and Amy D. Coffey, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **James W. Scannell**_____, hereinafter called the GRANTEE, his 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. 36 on the Plan of Phase Three, Highlands of Brentwood (fka Brentwood Highlands), of record in Inst. No. 20010920-0101749, as revised in Inst. No. 20060222-0020873, together with an easement for driveway ingress/egress of record in Inst. No. 20040311-0028217, to which plan reference is hereby made for a more complete description, said Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Timothy W. Coffey and Amy D. Coffey, husband and wife by deed dated July 23, 2008 from Jonathan Ezell and wife, Kristen Ezell of record in Instrument no. 20080728-0076674, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2011 and subsequent years.

BILL GARRETT, Davidson County
Trans:T20110036957 DEEDWARR
Recvd: 06/21/11 08:22 3 pgs
Fees:18.00 Taxes:740.00
20110621-0047343

This is **improved** property known as **304 Splitwood Court, Nashville, Tennessee 37211.**

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, his heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 our hands this the **16th** day of **June, 2011.**

T W Coffey BY D Coffey AS ATTY IN FACT

Timothy W. Coffey, by Dennis Coffey, as attorney-in-fact

Amy D Coffey BY D Coffey AS ATTY IN FACT

Amy D. Coffey, by Dennis Coffey, as attorney-in-fact

STATE OF TEXAS
COUNTY OF LEON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Dennis Coffey**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Attorney in Fact for Timothy W. Coffey and Amy D. Coffey, and as Attorney in Fact he executed the within Warranty Deed for the purposes therein contained by signing the names of Timothy W. Coffey and Amy D. Coffey as their free act and deed..

WITNESS my hand and official seal this 15 day of June, 2011.

GINGER FRANKLIN
MY COMMISSION EXPIRES
July 12, 2012

NOTARY PUBLIC STATE OF TEXAS

My Commission Expires: 7-12-2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $200,000.00.

AFFIANT

Subscribed and sworn to before me on this 16th day of June, 2011.

NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5-8-12