Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $337,400.00

Nancy Enoch
Affiant

Subscribed and sworn to before me, this ____ day of _____, 2011.

Notary Public
My commission expires: May 8, 2012

L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE

03-1108-37251

[redacted]

Address of New Owner:	Send Tax Bills to:	Tax Information
Thomas W. Coffey	NEW OWNER *	083-09-0 348.00
1502 Gartland Avenue	REGIONS MORTGAGE	
Nashville TN 37206	Dept 2520	

[redacted]

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, John A. Ogg, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Thomas W. Coffey, hereinafter called the Grantees, their successors 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. 73, on the plan of Subdivision of the A.V.S. Lindsley 29 acre Tract, of record in Book 57, Page 66, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John A. Ogg by deed from Gerry Babb and wife, Dora Babb, dated March 31, 2006, recorded April 4, 2006, of record in Instrument No. 20060404-0038019, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1502 Gartland Avenue, Nashville, TN 37206

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

BILL GARRETT, Davidson County
Trans:T20110052887 DEEDWARR
Recvd: 08/29/11 08:26 2 pgs
Fees:13.00 Taxes:1248.38
20110829-0066296

WITNESS my hand this 24 day of August, 2011.

* _____ _____
John A. Ogg

STATE OF ~~Charles~~ Maryland
COUNTY OF Charles

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John A. Ogg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Oxon Hill (city), MD (state), this 24 day of August, 2011.

* _____
Notary Public
State of MD at Large

My Commission expires ~~02/11/13~~

Krystal McIntyre
NOTARY PUBLIC
Charles County, Maryland
My Commission Expires 7/28/2014

* SEND TAX BILLS TO

REGIONS BANK dba REGIONS MRTG.
DEPT. 2520
P.O. BOX 2153
BIRMINGHAM, AL. 35287-2520