THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

BILL GARRETT, Davidson County
Trans:T20110071404 DEEDWARR
Recvd: 11/14/11 08:10 3 pgs
Fees:18.00 Taxes:481.00
20111114-0088295

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map- Parcel No.
LARRY B. COFFEE, et ux 1110 Jones Street Old Hickory, TN 37138	Same	44-15-367

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOYCE LEE, SUCCESSOR TRUSTEE OF THE REVOCABLE TRUST AGREEMENT OF LUCILLE B. LEE, JOYCE LEE, Surviving Spouse and Heir at Law of Joe Lee, STEVE LEE and VICKI COFFEE, Heirs at Law of Joe Lee**, have this day bargained and sold, and do hereby transfer and convey unto the said **LARRY B. COFFEE and wife, VICKI COFFEE**, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 114, Section "B", Village of Old Hickory, as shown on plan recorded July 16, 1948, Book 1424, page 67, in Register's Office for Davidson County, Tennessee; fronting 99.9 feet on Jones Street, containing 0.30 acres, more or less;

Being the same property conveyed to Lucille B. Lee, Trustee under the Revocable Trust Agreement of Lucille B. Lee, dated January 11, 2000, by deed from Lucille B. Lee, of record in Instrument No. 200001120004263, Register's Office for said County. The said Lucille B. Lee is now deceased. Pursuant to the Revocable Trust of Lucille B. Lee, dated January 11, 2000, the balance of the Residuary Estate was left to Joe Lee. Said Trust also appointed Joe Lee as Successor Trustee. The said Joe Lee having since died intestate, left as his next of kin and heirs at law his spouse, Joyce Lee, his son, Steve Lee, and his daughter, Vicki Coffee. Pursuant to the Tennessee Uniform Trust Code, by unanimous consent of the residuary beneficiaries of the Lucille B. Lee Revocable Trust, Joyce Lee was appointed Successor Trustee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $130,000.00.
Subscribed and sworn to before me, Affiant
this 10 of November, 2011.
My Commission Expires: 02/26/2013
Notary Public

This is improved property located at 1110 Jones Street, Old Hickory, Davidson County, Tennessee 37138.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

RUSSELL E. FREE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 my hand this 10 day of November, 2011.

JOYCE LEE, SUCCESSOR TRUSTEE OF THE REVOCABLE TRUST AGREEMENT OF LUCILLE B. LEE

JOYCE LEE, Surviving Spouse and Heir at Law of Joe Lee

STEVE LEE, Heir at Law of Joe Lee

VICKI COFFEE, Heir at Law of Joe Lee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said County and State, **JOYCE LEE, SUCCESSOR TRUSTEE OF THE REVOCABLE TRUST AGREEMENT OF LUCILLE B. LEE, JOYCE LEE, Surviving Spouse and Heir at Law of Joe Lee, STEVE LEE, Heir at Law of Joe Lee, and VICKI COFFEE, Heir at Law of Joe Lee,** the within named bargainors, 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 and official seal at Goodlettsville, Tennessee, this the 10 day of November, 2011.

NOTARY PUBLIC

My Commission Expires: 11/10/11

