ADDRESS NEW OWNER:
William Douglas Coffee, Jr.
P.O. Box 1413
Antioch, TN 37011
SEND TAX BILL TO:
New Owner

MAP & PARCEL NOS.:
81-07-0 395

BILL GARRETT, Davidson County
Trans:T20120033836 DEEDWARR
Recvd: 05/08/12 11:08 2 pgs
Fees:13.00 Taxes:85.10
20120508-0039727

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Dahlia Rodriguez** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **William Douglas Coffee, Jr., unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 45 in Cephas Woodard's Subdivision of lots 5 and 6 of the Woodard property, of record in Book 161, Page 174, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 45 fronts 50 feet on the westerly side of Cephas Street, and runs back between parallel lines 115 feet to an alley.

Being the same property conveyed to Dahlia Rodriguez from The United States of America, acting by and through the Internal Revenue Service, as grantor, Christopher R. Pikelia, as Special Agent in Charge, Criminal Investigation, Internal Revenue Service, Nashville Field Office, by Internal Revenue Service Deed recorded on September 26, 2011, in Instrument No. 20110926-0074234, Register's Office for Davidson County, Tennessee.

This is property with a common address of **1817 Cephas Street, Nashville, TN 37208.**

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Plat Book 161, Page 174, said Register's office and all matters therein.

Grantor warrants that the subject property has never been her residence and that the subject property is not subject to any marital rights therein.

Property is conveyed "AS IS."

Initial DR

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 2nd day of May, 2012.

X Dahlia Rodriguez

Dahlia Rodriguez

STATE OF TEXAS
COUNTY OF HIDALGO

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Dahlia Rodriguez** , with whom I am personally acquainted, or who 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 office this **2nd** day of **May 2012.**

Notary

Lorna L. Goldsberry

Notary Public
My Commission Expires:

LORNA L. GOLDSBERRY
Notary Public, State of Texas
My Commission Expires
November 18, 2014

File No. 1204-084

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $23,000.00.

Affiant

Subscribed and sworn before me this 2nd day of May, 2012.

Notary Public
My Commission Expires: 11/4/2013

ANDREW P. CHARLTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 4, 2013