BILL GARRETT, Davidson County
Trans:T20120038760 DEEDWARR
Recvd: 05/25/12 15:25 2 pgs
Fees:13.00 Taxes:1295.00

20120525-0045694

WARRANTY DEED

R-VRES-12-02102

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Noreen L. Nalli
Affiant

Subscribed and sworn to before me, this 21st DAY OF May, 2012

Brian B. Mitchell
Notary Public

MY COMMISSION EXPIRES: 01/09/16
(AFFIX SEAL)

BRIAN B. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Noreen L. Nalli	Noreen L. Nalli	
2102 West Linden Avenue	(NAME) P.O. Box 121137	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37212	104-15-270.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SERGIO COFFA AND WIFE, BONNIE G. GARCIA, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NOREEN L. NALLI, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 46, MAP OF LINDEN PLACE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 547, PAGES 121 AND 122, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO SERGIO COFFA AND WIFE, BONNIE G. GARCIA BY WARRANTY DEED FROM PYNE PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY, RECORDED ON THE 17TH DAY OF JANUARY, 2008 IN INSTRUMENT NO. 20080117-0005315, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO 1) 2012 TAXES WHICH HAVE BEEN PRORATED AND ASSUMED BY GRANTEE 2) EASEMENTS, RESTRICTIONS AND MATTERS AS SHOW OF RECORD IN PLAT BOOK 547, PAGE 121 AND 122, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

* Bonnie G. Garcia n/k/a Bonnie Coffa

unimproved ( )
This is improved (X) property, known as 2102 West Linden Avenue, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this 21st day of May, 2012.

Sergio Coffa

Bonnie G. Garcia
n/k/a Bonnie Coffa

CHARLOTTE S. WILSON
Notary Public
Commonwealth of Virginia
247418
My Commission Expires Aug 31, 2013

CHARLOTTE S. WILSON
Notary Public
Commonwealth of Virginia
247418
My Commission Expires Aug 31, 2013

STATE OF Virginia
COUNTY OF Henrico

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sergio Coffa and Bonnie G. Garcia*, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19 day of May, 2012.

Charlotte S Wilson
Notary Public

My Commission Expires: August 31, 2013

(SEAL)

* Bonnie G. Garcia n/k/a Bonnie Coffa

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903