Prepared By & Return To:
Clarity Title, LLC
815 Loretta Drive
Goodlettsville, TN 37072
File No. 12-0541

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$75,000.00.**

Affiant

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th day of August, 2012.

Notary Public
Commission Expiration: 4/20/15

ADDRESS OF NEW OWNER:
Rachel Huffman
210 26th Street
Old Hickory, TN 37138

SEND TAX BILLS TO:
F&M Bank
P.O. Box 451
Clarksville, TN 37041

MAP-PARCEL:
05308009900

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Nicholas Coccia and Beverly Coccia

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rachel Huffman and husband Michael Huffman

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 2, Block 9, on the Map of Dabbs & Elliot Subdivision Number 1 at Old Hickory, Tennessee, of record in Book 547, page 97, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Nicholas Coccia and Beverly Coccia on August 1, 2011, by deed from Fannie Mae aka Federal National Mortgage Association, filed for record on August 2, 2011 in Instrument No. 20110802-0059401, Register's Office for Davidson County, Tennessee.

Lewis T. Coccia, husband of Beverly Coccia, joins in the conveyance of this instrument, to convey his marital interest, if any, in said property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is **improved** property known as: **210 26th Street, Old Hickory, TN 37138**

Davidson County DEEDWARR
Recvd: 08/15/12 09:47 3 pgs
Fees:18.00 Taxes:277.50
20120815-0072932

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 hand this _____ day of August, 2012.

Nicholas Coccia by Beverly Coccia, his Attorney in Fact

Nicholas Coccia by Beverly Coccia. his Attorney in fact.

Beverly Coccia

Beverly Coccia

Lewis J. Coccia

Lewis J. Coccia

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Beverly Coccia and Lewis J. Coccia**, 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 this 10th **day of August, 2012**

QUENN N. CRUM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
Commission Expiration: 4/20/15

State of Tennessee County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Beverly Coccia** the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument on behalf of **Nicholas Coccia** and acknowledged that she, as said power of attorney executed the same as his free act and deed by virtue of an instrument of record in Instrument No. 20120815-0072931 in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this the 10th **day of August, 2012.**

QUENN N. CRUM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires: 4/20/15

Certificate of Authenticity

I, Julia A. Hirt, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Queenn N Crum, a notary public for this county and state, Julia A. Hirt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4/20/15.