BILL GARRETT, Davidson County
Trans:T20120065597 DEEDWARR
Recvd: 08/31/12 14:10 3 pgs
Fees:17.00 Taxes:0.00
20120831-0079059

This instrument prepared by:
Leila Hansen, Esq.
9041 South Pecos Road, Suite 3900
Henderson, Nevada 89074
702-736-5800

WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:
James and Susan Coonce
2520 Call Hill Road
Nashville, Tennessee 37211

MAIL TAX STATEMENT TO:
James and Susan Coonce
2520 Call Hill Road
Nashville, Tennessee 37211

MAP PARCEL NUMBERS:
Map/Parcel:
172-12-0-B27-40-0CO

FOR AND IN CONSIDERATION of the sum of One dollar and no/100 ($1.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **James L. Coonce, a married man** has this day bargained and sold, and does hereby transfer and convey unto the said **James L. Coonce and Susan Coonce, husband and wife, as joint tenants with right of survivorship and not as tenants in common**, Grantees herein, their successors and assigns, certain real estate in **Davidson** County, **Tennessee** as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Being the same property conveyed to James L. Coonce by Deed from _____ of record in Book _____, Page _____, said Register's Office.

The express purpose of this conveyance is to Add Spouse to Title.

This is unimproved ( ) property known as 2520 Call Hill Road, Nashville, Tennessee 37211
Improved (✓)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors 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, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

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 our hand this 16 day of August, 2012, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James L. Coonce

James L. Coonce

ACKNOWLEDGMENT

STATE OF Tennessee)

COUNTY OF Davidson) ss Marna Lawson

Personally appeared before me, ~~James L Coonce~~ a Notary Public in and for said County and State **James L. Coonce** the within named bargainor, individual(s), 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.

Given under my hand and official seal of office at Nashville TN this 16 day of Aug, A.D., 2012.

NOTARY STAMP/SEAL

MARNA LAWSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Marna Lawson
NOTARY PUBLIC
Notary Commission Expires: _____

Commission Expires
Jan. 19, 2014

AFFIDAVIT OF VALUE

STATE OF Pennsylvania)

COUNTY OF Beaver)

The actual consideration or value whichever is greater, for this transfer is $ 0.00.

Subscribed and sworn to before me this the 21 day of August, 2012.

(Affix Seal)

Affiant

Mark J Appugliese
Notary Public

My Commission Expires: 5/17/15

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mark J. Appugliese, Notary Public
Wilmington Twp., Mercer County
My Commission Expires May 17, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF **DAVIDSON**, STATE OF **TENNESSEE** AND IS DESCRIBED AS FOLLOWS:

ALL THAT PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, ID# 172-12-0-B27-40-0CO, BEING KNOWN AND DESIGNATED AS:

LOT 171 ON THE PLAN OF BRADFORD HILLS, SECTION TWELVE, OF RECORD IN PLAT BOOK 7900, PAGE 6 AND AMENDED IN BOOK 7900, PAGE 581, REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO JAMES L. COONCE BY FEE SIMPLE DEED FROM CLARIDGE BUILDERS, INC. AS SET FORTH IN BOOK 9246 PAGE 693-695 DATED 02/07/1994 AND RECORDED 02/09/1994, DAVIDSON COUNTY RECORDS, STATE OF TENNESSEE.

COMMONLY KNOWN AS: 2520 CALL HILL ROAD, NASHVILLE TN 37211