SEND TAX BILL:
Patricia Coatney Trustee for
Patricia Coatney Revocable Trust
2116 Hobbs Road M15
Nashville, TN. 37215

PROPERTY OWNER:
Patricia Coatney Trustee for
Patricia Coatney Revocable Trust
2116 Hobbs Road M15
Nashville, TN. 37215

MAP/PARCEL:
131020 A 08800C0

BILL GARRETT, Davidson County
Trans:T20120067930 DEEDWARR
Recvd: 09/11/12 08:53 2 pgs
Fees:13.00 Taxes:558.70

20120911-0082154

FROM: **David Monfore**

TO: **Patricia Coatney, Trustee for Patricia Coatney Revocable Trust**

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Monfore** hereby sell(s), transfer(s) and convey(s) unto **Patricia Coatney, Trustee for Patricia Coatney Revocable Trust** and the said party's heirs and assigns, a certain tract or parcel of real estate, lying and being in Davidson County, Tennessee, and being more particularly bounded and described as follows, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT M-15, HOBBS HOUSE CONDOMINIUM APARTMENTS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4595, PAGE 74, AMENDED IN PLAT BOOK 5200, PAGE 54 AND AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 5289, PAGE 515, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO DAVID MONTORE BY WARRANTY DEED DATED 9/12/8 AS INSTRUMENT NO. 20080912-0093405 IN THE DAVIDSON COUNTY REGISTER'S OFFICE, NASHVILLE, TN.

**This conveyance is subject to any and all existing easements and restrictions of record.**

TO HAVE AND TO HOLD all rights, title and interest in the above described tract of real estate unto the said **Patricia Coatney, Trustee for Patricia Coatney Revocable Trust** , and said party's heirs and assigns, forever in fee simple.

**David Monfore** covenant(s) that said party is lawfully seized and possessed of the above described tract of real estate; that said party has a good and lawful right to sell and convey the same; and that the same is free and unencumbered.

DOCUMENT PREPARATION BY AND AFTER RECORDING, RETURN TO:
Title Center of the South, LLC
783 Old Hickory Blvd, Suite 356
Brentwood, TN. 37027

**David Monfore** covenant(s) and bind(s) said party, and the party's heirs and representatives, to forever warrant and defend the title to the above described tract of real estate unto **Patricia Coatney, Trustee for Patricia Coatney Revocable Trust**, and said party's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this the 7 day of September, 2012.

STEVE TOPPINGS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

David Monfore

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named bargainor, David Monfore, with whom I am personally acquainted, and who acknowledged that said party has executed the foregoing deed instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, on this the 7 day of September, 2012.

Notary Public: _____

My Commission Expires: 3-24-13

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 151,000.00 which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

STEVE TOPPINGS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Affiant

Subscribed and sworn to before me this the 7 day of September, 2012.

Notary Public or Register

My Commission Expires: 3-24-13