File Box 243

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130005582 DEEDWARR
Recvd: 01/22/13 08:42 2 pgs
Fees:13.00 Taxes:222.00
20130122-0006595

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JANUARY, 2013.

Notary Public: OF

MY COMMISSION EXPIRES: October 5, 2015

(AFFIX SEAL) TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dorris B. Calvin, Jr.	Dorris B. Calvin, Jr.	07206019000 & 07205010600
(NAME) 4307 Alabama Avenue	(NAME) 4307 Alabama Avenue	
(ADDRESS) Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Donald Richard Coffey, unmarried,** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dorris B. Calvin, Jr.**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot Nos. 23, 25 and 26 on the plan of Casper Zopfi's Place of record in Book 547, page 22, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Donald Richard Coffey, unmarried, by deed from Terry L. Upchurch and Brenda Upchurch Martin of record in Instr. No. 20050610-0066849, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to 2013 taxes, prorated and assumed by the Grantees: Subject to all matters as set out on the plan of record in Book 547, page 22, to Right-of-Way for Roadway Purposes as set out in Book 1681, page 99, Book 1727, page 604, and Book 8332, page 199, to Sanitary Sewer Easement as set out in Book 4236, page 199, said Register's Office. Subject to the rights and claims of parties in possession. Subject to any and all leases not of public record.

This property is being sold as is.

unimproved ☐

This is improved ☒ property, known as 1047 E Trinity Lane, Nashville, TN 37216 && 1044AZophie St.= Nashville, TN 37216

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 16th day of January, 2013.

Donald Richard Coffey

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned. Notary Public, in and for the aforesaid State and County, Donald Richard Coffey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the bargainor, and who upon oath acknowledged he executed the within instrument for the purposes therein.

Witness my hand and official seal at Brentwood, Tennessee this 16th day of January, 2013.

Commission expires: October 5, 2015

ANN B. WADDELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

Ann B. Waddell Notary Public