BILL GARRETT, Davidson County
Trans:T20130011006 DEEDWARR
Recvd: 02/08/13 11:36 3 pgs
Fees:18.00 Taxes:74.00
20130208-0013297

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF FEBRUARY, 2013.

Notary Public

MY COMMISSION EXPIRES: 08/23/2016
(AFFIX SEAL)

File No.: ALW-13-2905

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Enfield Properties, LLC	NEW OWNER	92-5-325.00
(NAME)	(NAME)	
7340 Cockrill Bend Blvd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, I/WE, **DIANE COE AND CHARLES MADRY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **ENFIELD PROPERTIES, LLC**, 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 the Easterly half of Lot Number 3 on the Map of A. W. Wills' Subdivision of the Barrow Lands, as of record in Book 161, Page 107, Register's Office for Davidson County, Tennessee. Said part of Lot 3 fronts 50 feet on the Southerly side of the Clifton Road or Pike and runs back between parallel lines 125 feet to an alley.

Being the same property conveyed to George Wesley Jones and wife, Maggie Mae Jones by Installment Deed from Gollia Goff, a married woman, dated July 14, 1945 of record in Deed Book 1312, Page 41, in the Register's Office of Davidson County, Tennessee. The said George Wesley Jones having died on April 9, 1969, leaving Maggie Mae Jones as the survivor of their tenancy-by-the-entireties. Maggie Mae Jones died on August 18, 2011, intestate and unmarried. At the time of her death, the only surviving Heirs at Law of Maggie Mae Jones were her daughters, Ruby Jean Fanroy and Gracie Mae Jones (reference is hereby made to Affidavits of Heirship recorded simultaneously herewith in Instrument Numbers 20130208-0013293 and 20130208-0013294, in the Register's Office for Davidson County, Tennessee). The said Gracie M. Jones died on November 8, 2011, intestate and unmarried. The Heirs at Law of Gracie Mae Jones were her children, Diane Coe and Charles Madry (reference is hereby made to Affidavits of Heirship recorded simultaneously herewith in Instrument Numbers 20130208-0013295 and 20130208-0013296, in the Register's Office for Davidson County, Tennessee). Ruby Jean Fanroy having conveyed her interest in subject property to Diane Coe and Charles Madry by Quitclaim Deed dated December 8, 2011, of record in Instrument Number 20111214-0097212, in the Register's Office for Davidson County, Tennessee.

This is not the principal or marital residence of Grantors, their respective spouses or dependants, as defined by statute.

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

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2905 Clifton Avenue, Nashville, TN 37209
(House Number) (Street) (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 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 hand(s) this 8th day of February, 2013.

Diane Coe

Diane Coe

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Diane Coe, the within named 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 for the purposes therein contained.

Witness my hand and official seal, this the 8th day of February, 2013.

Amanda Vaughn
Notary Public
My Commission Expires: 08/23/2016



Witness my hand this 5 day of February, 2013.

Charles Madry

STATE of California)
COUNTY of San Francisco

On February 5, 2013, before me, Christina Montez, Notary Public, personally appeared Charles Madry, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.



Signature
Christina Montez
Notary Public
My commission expires:

This area for official notarial seal

Notary Name:
Notary Registration Number:

Notary Phone:
County of Principal Place of Business:

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171