WARRANTY DEED

G-RA-13-2134

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Patricia M. Mixon

Affiant

Subscribed and sworn to before me, this 14th DAY OF June, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-26-16

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia Mixon	next owner	
2134 Fairfax Avenue #E4 (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	104-11-A-68.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we AARON COFFEY, A SINGLE PERSON

, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PATRICIA MAURA MIXON, TRUSTEE OF THE PATRICIA MAURA MIXON LIVING TRUST DATED AUGUST 8, 2006, 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 UNIT NO. E-4, PARCEL NO. 68 OF THE VILLAGER WEST CONDOMINIUM APARTMENTS, OF RECORD IN BOOK 5210, PAGE 174, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ. AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED OF VILLAGER WEST CONDOMINIUM OF RECORD IN BOOK 5452, PAGE 419, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO AARON COFFEY, AN UNMARRIED MAN BY WARRANTY DEED FROM STEVE MORRIS, AN UNMARRIED MAN, AND AUTUMN COLLINS, AN UNMARRIED WOMAN, RECORDED ON THE 5TH DAY OF MARCH, 2007 IN INSTRUMENT NO. 20070305-0026502, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 5210, PAGE 174; CHARTER OF THE HOA OF RECORD IN BOOK 5450, PAGE 740; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN BOOK 5452, PAGE 419 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 2134 Fairfax Avenue #E4, Nashville, Tennessee 37212

(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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20130051059 DEEDWARR
Recvd: 06/18/13 10:05 2 pgs
Fees:13.00 Taxes:370.00
20130618-0062003

Witness my/our hand(s) this 14th day of June, 2013.

Aaron Coffey

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Aaron Coffey, the within named bargainor, 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.

Witness my hand and official seal, this the 14th day of June, 2013.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903