WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130053345 DEEDWARR
Recvd: 06/24/13 13:56 2 pgs
Fees: 13.00 Taxes: 573.50

20130624-0064646

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Tori Chase
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of June, 2013.

Notary Public

MY COMMISSION EXPIRES: 3/18/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Celeste Patterson and Douglas J. Meech		117 15 0A 121.00
(NAME) 1900 Richard Jones Road #H1	(NAME) Same	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **William Coe and Lisa Coe, surviving heirs of Joan B. Coe, deceased,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Celeste Patterson and husband, Douglas J. Meech,** 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:

LAND in Davidson County, Tennessee, being Unit H-1 on the Plan of Green Hills Terrace Condominium apartments of record in Plat Book 5200, page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said unit, together with the appurtenant interest in the common elements of The Green Hills Terrace, a horizontal property regime established by Master Deed and By-Laws of record in Book 5304, page 702, amended in Book 7841, page 557, said Register's Office.

Being the same property conveyed to Joan B. Coe by Warranty Deed from Joy W. Richards, an unmarried person dated December 28, 1998 of record in Book 11270, page 747, Register's Office of Davidson County, Tennessee. The said Joan B. Coe having since died on April 5, 2013 intestate and subject property vested in William Coe and Lisa Coe, as her surviving heirs.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 1900 Richard Jones Road #H1, Nashville, TN 37215

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, has 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 our hands this **13th** day of **June, 2013.**

William Coe

Lisa Coe

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **William Coe and Lisa Coe**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **13th** day of **June, 2013**.

Notary Public

My commission expires:

CHRIS CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2015