(1)

NEW OWNER:

Clint Coffman
Lisa Coffman
1713 Hanover Road
Nashville, TN 37216

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 13-0796

Map 072 Group 12-0 Parcel 007.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20130064936 DEEDWARR
Recvd: 07/30/13 10:57 2 pgs
Fees:13.00 Taxes:399.60
20130730-0079079

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Eight Thousand and 00/100 Dollars ($108,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DEANNA BARNES, unmarried** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **Clint Coffman and wife, Lisa Coffman** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 69 on the plan of THE WATERS PLACE, of record in Plat Book 332, Page 136 and 137, in the Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Deanna Barnes, unmarried, by Warranty Deed from Sandra Chamberlain, unmarried, dated July 30, 2012, and of record in Instrument No. 20120807-0070371, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1713 Hanover Road, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this **29th** day of **July, 2013**.

Deanna Barnes
DEANNA BARNES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, DEANNA BARNES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of July, 2013.

TODD A. TRESSLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC

My commission expires: ~~5-17-30~~ 5-30-17

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The actual consideration or value, whichever is greater, for this transfer is $ **108,000.00** .

AFFIANT

Sworn to and subscribed to before me this 29th day of July, 2013.

Georgette R Kennedy
NOTARY PUBLIC

My commission expires: 03-07-17

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY