BILL GARRETT, Davidson County
Trans:T20130087533 DEEDWARR
Recvd: 10/09/13 14:35 2 pgs
Fees:13.00 Taxes:1295.00

20131009-0106185

WARRANTY DEED

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $350,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 7TH DAY OF OCTOBER, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-P5900 PARSONS

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Amanda Parsons and Jeffrey Nelson		171-03-0-A 098.00 CO
4741 Potomac Lane		
Brentwood, TN 37027		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

WALTER N. COFFMAN JR, A MARRIED MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

AMANDA PARSONS AND JEFFREY NELSON, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 4741 Potomac Lane, Brentwood, TN 37027

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/or 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/or 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 on the 7th day of October, 2013.

Walter N. Coffman Jr.

Abbie W. Coffman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, WALTER N. COFFMAN JR, AND ABBIE W. COFFMAN the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 7th day of October, 2013.

Notary Public_____

My Commission Expires:_____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

13-P5900 PARSONS

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 226, AMENDMENT TO LOT 226, SECTION FOUR, FREDERICKSBURG, as shown on plat of record in Plat Book 6050, Page 577, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Abbie W. Coffman to Walter N. Coffman, Jr.* as recorded on the 29th day of October, 2004 in Instrument No. 20041029-0129873 and Warranty Deed from Elizabeth S. Dowda and husband, Robert E. Dowda to Abbie W. Coffman and husband, Walter N. Coffman, Jr. as recorded on the 20th day of August, 1999 in Deed Book 11628, Page 18, in the Register's Office of Davidson County, Tennessee

*Abbie W. Coffman joins in this conveyance to convey any and all interest in this property including martial.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of AMENDMENT TO LOT 226, SECTION FOUR, FREDERICKSBURG, as recorded in Plat Book 7900, Page(s) 509, Plat Book 7900, Page 749 and Plat Book 6050, Page 577, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 8920, Page 65, Book 9500, Page 393, Book 9860, Page 840, Book 7798, Page 843 and Book 10694, Page 541 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of b y-Laws recorded in Book 8920, Page 45 and Book 10694, Page 539.

f. Charter recorded in Book 8920, Page 40.

g. Easement for Sanitary sewer and/or Storm drainage, recorded in Book 7993, Page 269.

h. Easement for Permanent construction and maintenance of drainage facility, recorded in Book 7851, Page 712.

i. Easement to BellSouth, recorded in Book 10709, Page 143.

j. Amenities Area recorded in Book 9443, Page 538 and Book 7900, Page 807.

k. Deeds of Conveyance recorded in Book 9698, Page 81 and Book 9698, Page 124.