WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140008308 DEEDWARR
Recvd: 02/05/14 10:14 2 pgs
Fees: 13.00 Taxes: 48.10

20140205-0010136

B-KW-13-1809

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $13,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF January, 2014.

Notary Public

MY COMMISSION EXPIRES: 11/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC 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
Kenneth Businda	new owner (NAME)	
4777 Harpeth Peytonsville Road	(ADDRESS)	
Thompsons Station, TN 37179	(CITY) (STATE) (ZIP)	095-05-0-A 023.00CO

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 WILLIAM D. COFFEE JR., UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KENNETH BUSINDA, MARRIED, 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 LOT NO. 23, ON THE PLAN OF BELLE ACRES - SECTION ONE, AS SHOWN ON PLAT OF RECORD IN PLAN BOOK 5200, PAGE 144, AS CORRECTED IN BOOK 5412, PAGE 771, SAID REGISTER'S OFFICE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM D. COFFEE, JR. BY FINAL DECREE CONFIRMING SALE FROM CRISTI SCOTT, CLERK AND MASTER, DATED FEBRUARY 3, 2012, FILED FOR RECORD ON FEBRUARY 29, 2012 IN INSTRUMENT NO. 20120229-0017472, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND FURTHER BY ORDER OF DEFAULT JUDGMENT, CASE NO. 13-1635-I, FILED JANUARY 29, 2014 IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE, RECORDED SIMULTANEAOUSLY HEREWITH IN INSTRUMENT NO. 20140205-0010135, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING RESTRICTIONS AND EASEMENTS AS SHOWN OF RECORD IN PLAT BOOK 5200, PAGE 144, BOOK 5412, PAGE 771; DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 5408, PAGE 360; DEEDS OF CONVEYANCE OF RECORD IN BOOK 5383, PAGE 228 AND BOOK 5383, PAGE 233; AND QUITCLAIM DEED TO HOA OF RECORD IN BOOK 5477, PAGE 449, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved (X)
This is improved ( ) property, known as 1809 Meadow Cliff, Nashville, Tennessee 37210
(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.

Witness my/our hand(s) this 31st day of January, 2014.

William D Coffee Jr by Lauren Weber Attorney in fact
William D. Coffee Jr. by Lauren Weber, Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared LAUREN WEBER to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of WILLIAM D. COFFEE JR. and who acknowledged he/she/they executed the same as the free act and deed of the said WILLIAM D. COFFEE JR..

Witness my hand and official seal, this the 31st day of January, 2014.

Mary Frances Rudy
Notary Public
My Commission Expires: 5-20-17

(SEAL)

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

