Davidson County DEEDWARR
Recvd: 04/02/14 11:57 3 pgs
Fees:18.00 Taxes:530.95
20140402-0027318

THIS INSTRUMENT PREPARED BY:
PAUL B. PLANT, ATTY. AT LAW
225 MAHR AVENUE
LAWRENCEBURG, TN. 38464
File #14219BR

FROM: LINDA G. DRUMMOND, A SINGLE PERSON

TO: DONALD E. COFFMAN AND WIFE, MARCH L. COFFMAN

WARRANTY DEED

For and in consideration of the sum of ONE HUNDRED FORTY-THREE THOUSAND FIVE HUNDRED AND NO/100--- ($143,500.00)---DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, I, LINDA G. DRUMMOND, have bargained and sold, and by these presents, do transfer and convey unto the said DONALD E. COFFMAN AND WIFE, MARCH L. COFFMAN, their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more fully described as follows:

Land in Davidson County, Tennessee, being Lot 382, Section 8, The Country, 2nd Revision, as shown on plat of record in Plat Book 6250, Page 912, 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 to Van H. Drummond, Jr. and wife, Linda G. Drummond by Warranty Deed from Donald L. Walden and wife, Mary Ann Walden, recorded on the 29th day of December, 1998 in Deed Book 11270, Page 302, in the Register's Office of Davidson County, Tennessee. The said Van H. Drummond, Jr. having since died on February 21, 2008 leaving Linda G. Drummond as surviving tenant.

TAX PARCEL IDENTIFICATION NO. 150-04-0-115.00

PROPERTY ADDRESS: 3309 WESTCLIFFE CIRCLE, DAVIDSON, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate title and interest, thereto belonging to the said DONALD E. COFFMAN AND WIFE, MARCH L. COFFMAN, their heirs and assigns forever. And I do covenant with the said DONALD E. COFFMAN AND WIFE, MARCH L. COFFMAN, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And I do further covenant and bind ourselves, my heir and assigns, to warrant and forever defend title to said land to DONALD E. COFFMAN AND WIFE, MARCH L. COFFMAN, their heirs and assigns against lawful claims of all persons whomsoever.

WITNESS MY HAND THIS 31ST DAY OF MARCH, 2014.

Linda G Drummond
LINDA G. DRUMMOND

STATE OF TENNESSEE
COUNTY OF LAWRENCE

On this 31st day of March, 2014, before me personally appeared LINDA G. DRUMMOND, to me known or proved to me on the basis of satisfactory evidence to be the person described in and who acknowledged that she executed the foregoing instrument and acknowledged that she executed the same as her free act and deed and for the purposes therein contained and expressed. Witness my hand and seal at the City of Lawrenceburg, in the State of Tennessee.

KIMBERLY FAY SMITH * NOTARY PUBLIC * STATE OF TENNESSEE * LAWRENCE COUNTY * SEAL

Kimberly Fay Smith
NOTARY PUBLIC
My Commission Expires: 7-30-2017

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 143,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this 31st day of March, 2014.

ANGELA G. BATSON * NOTARY PUBLIC * STATE OF TENNESSEE * DAVIDSON COUNTY * My Commission Expires NOV. 6, 2017

SEAL

Angela G. Batson
NOTARY PUBLIC
My Commission Expires: 11-6-17

NEW OWNER(S): DONALD E. COFFMAN AND WIFE, MARCH L. COFFMAN
ADDRESS: 3309 Westcliffe Circle, Nashville, TN 37013

SEND TAX BILLS TO:
Mtg Research Center, LLC
1400 Veterans United Drive
Columbia, Missouri 65203

MAIL RECORDED DOCUMENT TO:
Touchstone Title & Escrow
2500 21st Avenue South, Suite 102
Nashville, TN 37212

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 12-27-15

Notary's Seal (if on paper)



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).