

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$67,320.00.**

Affiant

Subscribed and sworn to before me, this the 12th day of May, 2014.

Notary Public

My commission expires: 11-3-2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Luis A. Galarza Alvarez	**Acopia, LLC**	**150-05-0 366.00**
344 Clearwater Dr.	**306 Northcreek Blvd, Ste 100**	BILL GARRETT, Davidson County Trans:T20140033431 DEEDWARR Recvd: 05/14/14 09:56 2 pgs Fees:13.00 Taxes:249.08
Nashville, TN 37217	**Goodlettsville, TN 37072**	20140514-0041255

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, I, **Linda Lee Kenney, Trustee of the George Harbaugh Coffman Revocable Living Trust, U/A/D April 14, 2014 with full power to seller, transfer of convey without the joinder of any beneficiary**

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

Luis A. Galarza Alvarez, unmarried

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 Lot(s) 36B, as shown on the map entitled Revised Zone Lot Division, Lot Nos. 10-16 and 18-43, Edge-O-Lake, Section 21, of record in Book 5200, Page 577, Revised in Book 6250, Page 111, and in Book 6900, Page 256, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to GEORGE H. COFFMAN, by deed from FEDERAL NATIONAL MORTGAGE ASSOCIATION AKA FANNIE MAE, of record in Instrument No. 20050701-0075929, dated June 30, 2005, said Register's Office. GEORGE H. COFFMAN, A SINGLE MAN has since conveyed his interest in said property to LINDA LEE KENNEY, TRUSTEE OF THE GEORGE HARBAUGH COFFMAN REVOCABLE LIVING TRUST, U/A/D APRIL 14, 2014, WITH FULL POWER TO SELL, TRANSFER, OR CONVEY WITHOUT THE JOINDER OF ANY BENEFICIARY by quitclaim deed of record in Instrument No. 20140417-0032210, dated April 14, 2014, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **344 Clearwater Dr., Nashville, TN 37217**.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 6th day of May, 2014.

Linda Lee Kenney, Trustee

Linda Lee Kenney, Trustee of the George Harbaugh Coffman Revocable Living Trust

STATE OF WASHINGTON)
COUNTY OF King)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Linda Lee Kenney,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be the **Trustee of the George Harbaugh Coffman Revocable Living Trust**, the within bargainor, and that she as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the same by **Linda Lee Kenney, Trustee of the George Harbaugh Coffman Revocable Living Trust.**

Witness my hand and official seal, at office at Bellevue, Washington, on this 7 day of May, 2014.

Notary Public

My Commission Expires: 4/10/16

SCOTT H LINDSTRAND
NOTARY PUBLIC
STATE OF WASHINGTON
04-10-16