BILL GARRETT, Davidson County
Trans:T20140039883 DEEDWARR
Recvd: 06/06/14 08:45 2 pgs
Fees:13.00 Taxes:580.90
20140606-0049194

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, T N 37075
14-4011

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 157,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2 DAY OF June, 2014.

Notary Public

Commission Expiration: 4/20/15

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Caren Coble	Cross Country Mortgage, Inc.	
728 Picadilly Row	6850 Miller Road	135140A01000CO
Nashville, TN 37209	Brecksville, OH 44141	

WARRANTY DEED

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, WE,

Justin Alcorn and wife, Sarah Alcorn

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Caren Coble and husband Duane Coble

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 No. 10 on the Plan of Pinnacle Point Subdivision, Phase II, Second Civil District of of record in Plat Book 6900, page 140-141, Register's Office for said County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Justin Alcorn on 07/13/2011 by deed from Federal National Mortgage Association, filed for record on in Instrument No. 20110715-0054125, in the Register's Office for Davidson County Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantees herein.

This is improved property known as 728 Picadilly Row, Nashville, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 2 day of June, 2014

Justin Alcorn by Daniel Reeder his Attorney in fact
Justin Alcorn by Daniel Reeder
His Attorney In Fact

Sarah Alcorn by Daniel Reeder her Attorney in fact
Sarah Alcorn by Daniel Reeder
Her Attorney In Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 2 day of June, 2014, before me personally appeared **Daniel Reeder**, to me known to be the person who executed the foregoing instrument in behalf of **Justin Alcorn** as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said **Justin Alcorn**. Witness my hand and official seal.

Lynne Ward
Notary Public

Commission Expiration: 2/28/17

LYNNE WARD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 2 day of June, 2014, before me personally appeared **Daniel Reeder**, to me known to be the person who executed the foregoing instrument in behalf of **Sarah Alcorn** as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said **Sarah Alcorn**. Witness my hand and official seal.

Lynne Ward
Notary Public

Commission Expiration: 2/28/17

LYNNE WARD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY