| | |
|---|---|
| Davidson County DEEDWARR<br>Recvd: 08/15/14 11:11 2 pgs<br>Fees:13.00 Taxes:210.90<br>**20140815-0073968** | State of Tennessee<br>County of Davidson<br><br>The actual consideration or value, whichever is greater, for this transfer is **$57,000.00**<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 14th day of August, 2014.<br><br>Notary Public<br><br>My commission expires:<br>(AFFIX SEAL) |

GAIL JOHNSON NOTARY PUBLIC STATE OF TENNESSEE HERFORD COUNTY
My Comm. Expires January 23, 2016

**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: |
|---|---|---|
| **Souze Beshara** | Owner at | 149080007100 |
| 1407 Wayfield Lane | Owner's address | |
| Mt. Juliet, TN 37122 | | |
| | | |

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,
**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**
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
**Souze Beshara, a married woman**

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. 23A on the Plan of Edge-O-Lake, Section 21, Zone Lot Division Lot Nos. 10-16 & 18-43, as of record in Book 6250, Page 111, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to George H. Coffman by deed from Samuel J. Pierce, Jr., Secretary of Housing and Urban Development of Washington, D.C., dated December 22, 1986, recorded December 29, 1986 of record in Book 7082, Page 973, Register's Office for Davidson County, TN. Being further conveyed 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 from George H. Coffman, a single man, dated April 15, 2014, recorded April 17, 2014 of record in Instrument No. 20140417-0032210, Register's Office for Davidson County, Tennessee.**

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 **610 Alison Ct, 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.

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 13th day of August, 2014.

Linda Lee Kenney

**Linda Lee Kenney, Trustee**
**of the George Harbaugh Coffman Revocable Living Trust, U/A/D April 14, 2014**

**STATE OF WASHINGTON )**
**COUNTY OF King )**

Before me, the undersigned, a Notary Public of said County and State, personally appeared **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,** the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office in Bellevue, WA, this 13th **day of August, 2014.**

**Notary Public**

**My Commission Expires:** 05-06-2016

**Notary Public**
**State of Washington**
**ROBIN LAYLA BARKER**
**MY COMMISSION EXPIRES**
**May 06, 2016**

Certificate of Authenticity

I, S.J. Beaubouef, do hereby make oath that I am a licensed 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 Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, S.J. Beaubouef who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:

A.R. TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JUNE 21, 2015