Davidson County DEEDWARR Recvd: 08/25/14 14:02 2 pgs Fees:13.00 Taxes:148.00 **20140825-0077389**	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$40,000.00**. Affiant Subscribed and sworn to before me, this the 20th day of August, 2014. Notary Public My commission expires: (AFFIX SEAL)

GAIL HODGSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.
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:
Fahim Eryan	Same	150050300
2089 Brookstone Dr.		
Mt. Juliet, TN 37121		

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

Fahim Eryan

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, TN, being Lot No. 36A on the Plan of Edge-O-Lake, Section 21, Zone Lot Division Lots Nos. 10-16 & 18-43, as of record in Book 6250, Page 111, as amended in Book 6900, Page 256,Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Linda Lee Kenney, Trustee of the George Harbaugh Coffman Revocable Living Trust U/A/D April 14, 2014 by Quitclaim Deed dated April 15, 2014, recorded April 17, 2014 of record in Instrument No. 20140417-0032210, Register's Office for Davidson County, TN.

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 **346 Clearwater Drive, 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 22 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 _____)

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 22 **day of August, 2014.**

Notary Public

My Commission Expires:

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

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, 2016