BILL GARRETT, Davidson County
Trans:T20140071029 DEEDWARR
Recvd: 09/23/14 09:57 2 pgs
Fees:13.00 Taxes:740.00
20140923-0087081

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

The actual consideration or value, whichever is greater, for this transfer is 200,000.00

Affiant

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

Notary Public

My commission expires: 8.18.16

Anna E. Rowland
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
640 BROADMOR BLVD., STE. 100
MURFREESBORO, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ALICE DENISE COLE	**RELIANT BANK**	**183050A15500CO**
5251 CATSPAW DR	**101 CREEKSTONE BLVD. SUITE 200**	
ANTIOCH, TN 37013	**FRANKLIN, TN. 37064**	

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 ACKNOWLEDGE, WE,

DONALD L. COATNEY and wife, JOAN COATNEY

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

ALICE DENISE COLE

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. 98 on the Plan of Revision One, Phase Two, Section Five, October Woods, of record in Plat Book 7900, page 909, and amended in Book 9700, page 439, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO DONALD L. COATNEY and wife, JOAN COATNEY, BY QUITCLAIM DEED FROM DONALD L. COATNEY AND WIFE, JOAN E. COATNEY, DATED 03/10/2003 AND RECORDED ON 03/28/2003 IN INSTRUMENT NUMBER 20030328-0041172, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 5251 CATSPAW DR, ANTIOCH, 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 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 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/our hand(s) this 12th day of September, 2014.

DONALD L. COATNEY

JOAN COATNEY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford Co.

Personally appeared before me, a Notary Public of said County and State, DONALD L. COATNEY and JOAN COATNEY, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of September, 2014.

Notary Public

Anna E. Rowland STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

My Commission Expires: 8/18/18