Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

(2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128,000.00

Hillary Torrence
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of November, 2014

Notary Public:

MY COMMISSION EXPIRES: 4/24/2016
(AFFIX SEAL)

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
German J. Santiago		Parcel ID:
185 Tusculum Road		16206001500
Antioch, TN 37013		

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

Joyce H. Coffman, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

German J. Santiago , a married person

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) 3, as shown on the map entitled Section One, Tusculum Circle, of record in Book 3842, Page 150, 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 JOHN E. COFFMAN AND WIFE, JOYCE H. COFFMAN, by Deed from HAYWOOD HOMES, INC., A TENNESSEE CORPORATION, of record in Book 4252, Page 549, dated July 17, 1968, said Register's Office. JOHN E. COFFMAN died on or about December 26, 1991, leaving JOYCE H. COFFMAN as the surviving tenant by the entirety.

This conveyance is subject to Restrictive Covenants of record in Book 4176, Page 284 Register's Office for said County.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 3842, Page 150, said Register's Office.

Power of Attorney of record in Instrument 20141126-0109179, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 185 Tusculum Road, 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 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 21st day of November, 2014.

Joyce H. Coffman by Rebecca Bogle, Atty in Fact

Joyce H. Coffman by Rebecca Bogle
Attorney in Fact

BILL GARRETT, Davidson County
Trans:T20140089213 DEEDWARR
Recvd: 11/26/14 11:20 2 pgs
Fees:13.00 Taxes:473.60
20141126-0109180

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Rebecca Bogle, 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 on behalf of Joyce H. Coffman as his/her/their Attorney in Fact as the free act and deed of the within named Joyce H. Coffman.

Witness my hand and official seal at Nashville, Tennessee the 21st day of November, 2014.

My Commission Expires: 1-2-18

Notary Public

