WARRANTY DEED

State of Tennessee
County of ~~Davidson~~ Williamsom
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of March, 2015

Notary Public

MY COMMISSION EXPIRES: 03-07-17

(AFFIX SEAL)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph P. Coffman	Everett Financial Inc dba Supreme Lending	Map -Parcel 094010090.00
(NAME) 609 S 13th Street	(NAME) 14801 Quorum Drive, Ste 300	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Dallas, TX 75254	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Indigo Development, LLC, Tennessee limited liability company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Joseph P. Coffman and Tracey L. Coffman, husband and wife,** 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. 99 on the Plan of Payne, Blakemore & Cummings Addition to Nashville of record in Plat Book 57, Page 50, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Indigo Development, LLC, a Tennessee limited liability company, by Warranty Deed from Frannie I. Patterson, filed for record on May 7, 2014 as Instrument No. 20140507-0039147, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to including but not limited to: (a) 2015 real property taxes have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 57, page 70, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 609 S 13th Street, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BILL GARRETT, Davidson County
Trans:T20150019278 DEEDWARR
Recvd: 03/17/15 10:53 2 pgs
Fees:13.00 Taxes:1587.30
20150317-0022754

Witness my/our hands this 13th day of March, 2015.

Indigo Development, LLC

By: Lindsay L. Miller
Lindsay L. Miller, Member

State of Tennessee
County of Davidson

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Lindsay L. Miller**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Member of Indigo Development, LLC**, (the "Company") the within named bargainor, a Tennessee limited liability company, and that as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Member.

WITNESS my hand and seal this 13th day of March, 2015.

Notary Public Robert L. Scruggs

My Commission Expires:

File No.: 20415024

