Davidson County	DEEDWARR
Recvd: 05/29/15 14:52	3 pgs
Fees:18.00 Taxes:943.50	
20150529-0049857	

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
15-0474

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of May, 2015

Notary Public
Commission Expires: 5/10/19

PATRICIA HAGGARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-06-2019

Address of New Owner	Send Tax Bills To:	Map & Parcel
Elizabeth Speaker 1618 18th Avenue S Nashville, TN 37212	New Owner	104080E00200 CO

WARRANTY DEED

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, I/WE,

John E. Coggins and wife, Melissa L. Coggins

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Elizabeth Speaker, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davdison COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 2 aka Unit No. 1618, of Prestwick Place Condominiums, a Condominium Development established pursuant to the provision of the TN Horizontal as the same as set out in Section 66-27-101, et seq., of the TCA, under Master Deed establishing Prestwick Place Condos of Record in Book 6646, Page 196, amended Book 6725, Page 144, Register's Office for Davidson County, TN, and subject to the provisions and requirements thereof, and By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, phone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "D", Amendment Book 6725, Page 144 to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to Master Deed.

Being the same property conveyed to John E. Coggins and wife, Melissa L. Coggins, by Warranty Deed from Valerie Louise Holloway Skinner, Trustee of the Carolyn Green Holloway Family Trust dated 09-22-1990, dated 06-23-2011 and recorded 07-01-2011 in Instrument No. 20110701-0050610, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1618 18th Avenue S, Nashville, TN 37212.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated ~~this~~ the 27th day of May, 2015.

John E. Coggins

Melissa L. Coggins

STATE OF ~~TENNESSEE~~ Arkansas
COUNTY OF Pulaski

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
John E. Coggins and wife Melissa L. Coggins
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 and official seal at Jacksonville, ~~Tennessee~~ Arkansas this 27th day of May, 2015.

Notary Public
My Commission Expires: 12-12-16

(Notary Seal)

VIRGINIA E. WORTHAM
NOTARY PUBLIC
PULASKI CO., ARKANSAS
My Commission No. 12358240
My Commission Expires Dec. 12, 2016

True Copy Certification

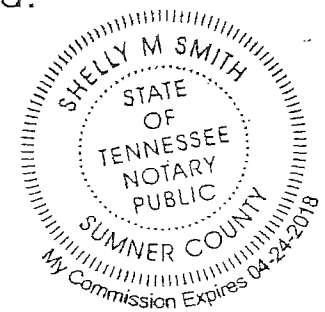
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Shelly M Smith

Shelly M. Smith