WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150062997 DEEDWARR
Recvd: 07/31/15 09:44 2 pgs
Fees:13.00 Taxes:810.30
20150731-0075572

State of Tennessee)
County of Davidson)

15-07-023

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,000.00.

Affiant

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

Notary Public

My Commission Expires: ~~07/02/18~~ 10/10/16

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
Craig A. Coffin and Cindra M.Henderson	Guaranty Trust Company	108-12-B
(NAME)	(NAME)	
1340 Timber Valley Drive	316 Robert Rose Drive	180.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **David R. Salomon and Karla J. Salomon, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Craig A. Coffin and Cindra M. Henderson, husband and wife,** hereinafter called the Grantees, their 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. 194, Phase 1-A, Section Two, Harborview Subdivision, of record in Book 6900, Page 756 through 758, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. amended in Book 9096, Page 764

BEING the same property conveyed to Karla J. Sullivan and David R. Salomon, by Deed from John D. Baker and wife, Lauren R. Fortner Baker, f/k/a Lauren R. Fortner of record in Instrument No. 20030523-0070923, Register's Office for Davidson County, Tennessee. KARLA J. SULLIVAN and KARLA A. SALOMON are one and the same persons.

Declaration of Covenants, Conditions, and Restrictions, of Harborview, of record in Book 7471, Page 26; amended in Book 7646, Page 142; Book 7646, Page 147; Book 7646, Page 149 and re-recorded in Book 7647, Page 648; further amended of record in Book 7732, Page 749; Book 8263, Page 534; Book 8271, Page 863; Book 8297, Page 380; Book 8634, Page 19; Book 8856, Page 361 and Book 9182, Page 786, Register's Office for Davidson County, Tennessee.

BEING unimproved ☐
Improved ☒ property known as: **1340 Timber Valley Drive, Nashville, TN, 37214.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hand, this 27th day of July, 2015.

David R. Salomon

Karla J. Salomon

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 **David R. Salomon and Karla J. Salomon**, husband and wife, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of July, 2015.

My Commission Expires: 07/02/18

Notary Public

