WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of August, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/18/18
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150075240 DEEDWARR
Recvd: 09/03/15 09:38 2 pgs
Fees:13.00 Taxes:651.20
20150903-0089825

JANE GRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 381 Mallory Station Rd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Cynthia Hagerman	Same address	097 02 0A 091.00
(NAME)	(NAME)	
306 Mapleton Alley	as new owner	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Seventy-Six Thousand And No/100 Dollars ($176,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jason S. Coe and Misty A. Coe, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Cynthia Hagerman**, an unmarried woman, 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. 91 on the Final Plat Villages of Riverwood, Phase One, Section One, Revision Two, of record in Instrument No. 20090603-0051286, to which plan and certificate reference is hereby made for a more complete and accurate description.

The aforesaid Plat of Record in Instrument No. 20090603-0051286 voided, vacated and superseded Lots 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92 and 93 and open space "E" as shown on the plat entitled "Villages of Riverwood, Phase One, Section One, Revision One as of record in Instrument No. 20080723-0075577, in said Register's Office.

Being the same property conveyed to Jason S. Coe and wife, Misty A. Coe by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation dated February 25, 2011 and recorded March 3, 2011 as Instrument No. 20110303-0017120, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: NAT-153840

unimproved ☐
This is improved ☒ property, known as 306 Mapleton Alley, Hermitage, TN 37076

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, has 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 our hands this 31st day of August, 2015.

Jason S. Coe

Misty A. Coe

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Jason S. Coe and Misty A. Coe, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of August, 2015.

Notary Public

My Commission Expires: 7-24-17

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

After Recording Return To:
Limestone Title & Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, TN 37027

File Number: NAT-153840