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

BILL GARRETT, Davidson County
Trans: T20150076559 DEEDWARR
Recvd: 09/09/15 09:09 2 pgs
Fees: 13.00 Taxes: 784.40
20150909-0091428

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of September, 2015

Notary Public
Commission Expires:

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

Address of New Owner	Send Tax Bills To:	Map & Parcel
Amanda Craft 1416 Roberts Ave. Nashville, TN 37206	Peoples Home Equity 150 N. Seven Oaks Knoxville, TN 37922	08302009600

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,

Candace Michelle Coffee, unmarried

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

Amanda Craft, 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 part of Lot 8 on the plan of MARTHA MARTIN LANDS in the old 18th Civil District of said County, of record in Book 161, page 101, said Register's Office and formerly of record in Book 8, page 441, and 442, in the Register's Office for Davidson County, Tennessee, describing according to a copy of a survey made May 30, 1946, by E.R. Southgate, Surveyor, as parts of Lots Nos. 4 and 5 on said survey as follows:

Beginning at a point in the south margin of Roberts Avenue 546.5 feet east of the easterly margin of North 14th Street; thence southerly at right angles 100 feet to a stake; thence easterly 60 feet to a stake in a fence line; thence northerly 100 feet to the south margin of Roberts Avenue; thence with the same westerly 60 feet to the beginning.

Being the same property conveyed to Candace Michelle Coffee, unmarried by Warranty Deed from Christopher D. Charlton, unmarried dated 08-29-2013 and recorded 09-03-2013 in Instrument No. 20130903-0092504, 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: 1416 Roberts Ave., Nashville, TN 37206.

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 4th day of September, 2015.

Candace Michelle Coffee

Candace Michelle Coffee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Candace Michelle Coffee, unmarried

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 Nashville, Tennessee this 4th day of September, 2015.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-16

(Notary Seal)

Notary Public
My Commission Expires: 1/18/16