BILL GARRETT, Davidson County
Trans:T20150089554 DEEDWARR
Recvd: 10/21/15 09:18 2 pgs
Fees:13.00 Taxes:591.63
20151021-0106897

Return to: Southern Land Title & Escrow, Inc.
P.O. Box 217
Nolensville, TN 37135
615-776-7461

#1262

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Brandon King and Tori Lashea Coffee	(NEW OWNER)	Map 149-10-0-
5024 Streamfield Pass		Parcel 074.00
Antioch, TN 37013		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9227 Sam Donald Court, Ste B, Nolensville, TN 37135. This instrument was prepared from information supplied by the parties.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **NICHOLAS JOHNSON AND TAMARA GOODMAN, BOTH UNMARRIED AS JOINT TENENTS WITH RIGHTS OF SURVIVIORSHIP**, (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **BRANDON KING AND TORI LASHEA COFFEE, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, (The "Grantees"), their heirs and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of First Revision, Section One, Hunters Run, of record in Plat Book 9700, page 341, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Nicholas Johnson and Tamara Goodman, both unmarried, as joint tenants with right of survivorship by warranty deed dated March 1, 2013 from Kevin D. Hyer (aka Kevin Hyer) and Valeria F. Hyer (aka Valeria Hyer) of record in Instrument No. 20130306-0022352, said Register's Office.

This is the same legal used in previous deed of record.

This conveyance is subject to the following:

1. **2015 Taxes, a lien not yet due and payable.**
2. **Deed of Trust payable to Peoples Home Equity, Inc. of record in Instrument No. 20130306-0022353, assignment of record in Instrument No. 20150427-0037352, said Register's Office.**
3. **UCC of record in Instrument No. 20141230-0118920, said Register's Office.**
4. **Homeowner's Association Dues, if applicable.**
5. **Restrictions of record in Book 10378, page 110, said Register's Office.**
6. **Stormwater Detention Agreement of record in Book 9836, page 624, said Register's Office.**
7. **Any and all matters appearing of record in Plat Book 9700, page124, revised in Book 9700, page 341, said Register's Office.**

This is improved property commonly known as **5024 Streamfield Pass, Antioch, TN 37013.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $159,900.00.

Affiant

Subscribed and sworn to before me this 14 day of October, 2015.

Notary public
My commission expires: 05/08/18

DHARAM PAL GOYAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2018

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 14 day of October, 2015.

NICHOLAS JOHNSON

TAMARA GOODMAN

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **NICHOLAS JOHNSON AND TAMARA GOODMAN**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **THEY** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 14th day of October, 2015.

Notary Public
My Commission Expires: 05/08/2018

DHARAM PAL GOYAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2018