Box 89

STATE OF TENNESSEE 19860
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 2015.

Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 3/ 6/2018

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-6-2018

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows:	Send Tax Bills To:
Ken G. Leediker	New Owner
(Name)	(Name)
747 Kent Road	
(Street Address or Route Number)	(Street Address)
Nashville, TN 37214	
(City) (State) (Zip)	(City) (State) (Zip)

BILL GARRETT, Davidson County
Trans:T20150101627 DEEDWARR
Recvd: 12/01/15 13:50 2 pgs
Fees:13.00 Taxes:436.23
20151201-0121125

Map-Parcel Number(s):

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, Sharon J. Coffey, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ken G. Leediker 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:

Being Unit 747, Emery Place, a Planned Unit Development, as of record in Book 6250, page 719, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said unit.

BEING the same property conveyed to Sharon J. Coffey, unmarried by deed from Cassandra E. Hopkins, unmarried, filed of record in Book 10335, page 268, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to: Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Book 6715, page 96; Book 6783, page 205; Book 6845, page 515; Book 8048, page 351 and Instrument No. 20080118-0006025; all matters as shown on the recorded plat and any zoning regulations imposed by governing authorities.

This is improved property known as 747 Kent Road, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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 his/her/their hand(s) this 30th day of November, 2015.

Seller

Sharon J. Coffey

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public within and for the State and County aforesaid, the within named Sharon J. Coffey, unmarried, the bargainor(s), 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 30th day of November, 2015.

My commission expires 3/6/2018.

Notary Public: Ollie Mai Parsley

