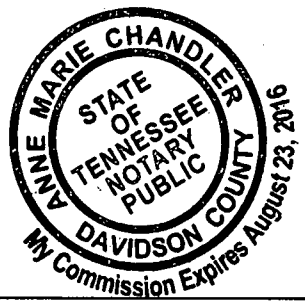
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 8-23-2016
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jared M. McCoig and Leah P. McCoig	Sierra Pacific Mortgage Company, Inc.	147-01-0-083.00
(NAME)	(NAME)	
320 Lynn Drive	6021 University Blvd. Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Ellicott City, MD 21043	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, ROBERT HATCH AND WIFE, SHANNAN TIPTON HATCH, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JARED M. MCCOIG AND LEAH P. MCCOIG, HUSBAND AND WIFE, 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. 347, on the plan of Caldwell Hall, Section 3, as of record in Book 2900, page 131, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Shannon Tipton Neese by deed from Alphonso Jackson, Secretary of Housing and Urban Development of Washington, D.C., of record in Instrument No. 20060831-0107407, Register's office for said County. Said property having been further conveyed by Quitclaim Deed to Robert Hatch and wife, Shannan Tipton Hatch from Shannan Tipton Hatch (f/k/a Shannon Tipton Neese) of record in Instrument No. 20121115-0105514, Register's office for said County.

This conveyance is subject to: 2016 property taxes which are a lien, but not yet due and payable; all matters as shown on the plan of Caldwell Hall, Section 3, of record in Book 2900, page 131, Register's Office for said County; and any and all easements of record.

BILL GARRETT, Davidson County
Trans:T20160008616 DEEDWARR
Recvd: 02/01/16 15:45 2 pgs
Fees:13.00 Taxes:1128.50
20160201-0009708

unimproved ☐

This is improved ☒ property, known as 320 Lynn Drive, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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 28th day of January, 2016.

Robert Hatch

Shannan Tipton Hatch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT HATCH AND WIFE, SHANNAN TIPTON HATCH, the within named 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, this 28th day of January, 2016

Notary Public

My Commission Expires: 11/6/17

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.