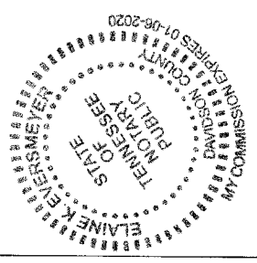
Davidson County DEEDWARR
Recvd: 04/01/16 11:03 3 pgs
Fees:18.00 Taxes:925.00
20160401-0030982

WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

Subscribed and sworn to me on March 28, 2016.

NOTARY PUBLIC

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29197SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ann Christina Coron 5511 Prada Drive Brentwood, TN 37027	New Owner	181-10-E-075CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jim C. Cofer and wife, Kim Cofer**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Ann Christina Coron, an unmarried woman, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 75 on the Plat of High Point, Phase 1, Section 4, of record as Instrument No. 20130103-0000636 in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jim C. Cofer, an unmarried man, by Deed from Regent Homes, LLC, a Tennessee limited liability company, dated March 28, 2014, filed for record on April 1, 2014, in Instrument No. 20140401-0027007, in the Register's Office for Davidson County, Tennessee.

**Kim Cofer joins in this conveyance for the purpose of transferring any marital rights she has in and to said property.

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County taxes which have been prorated by the parties and assumed by the Grantees.
2. Subject to all matters as shown on Plan of High Point Phase One, Section Four, recorded as Instrument No. 20130103-0000636, in the Register's Office for Davidson County, Tennessee.
3. Subject to Declaration of Covenants, Conditions and Restrictions for High Point recorded as Instrument No. 20110603-0042709, revised by Instrument No. 201201190005431, and Instrument No. 20120912-0082818 and made applicable by Instrument Number 20130820-0087853, in said Register's Office.

4. A non-exclusive Access Easement crossing portion of Highpoint Investors, LLC, property, shown in vesting Deed recorded as Instrument No. 20080214-0014939 in said Register's Office.
5. Inspection and Maintenance Agreement for Private Stormwater Management Facilities recorded as Instrument No. 20090309-0020470, in said Register's Office.
6. Easement for Detention/Water Quality Ponds, Water Quality Unit, Storm Drainage and/or Appurtenances recorded as Instrument No. 20090309-0020488, in said Register's Office.
7. Grant of Easement to Comcast of Nashville I, LLC, recorded as Instrument No. 20090714-0065912 in said Register's Office.
8. Easement for Detention/Water Quality Ponds, Water Quality Unit, Storm Drainage and/or Appurtenances recorded as Instrument No. 20090309-0020517, in said Register's Office.
9. Easement for Sanitary Sewer, Water Lines and Appurtenances recorded as Instrument No. 20110411-0027748, in said Register's Office.
10. Obligations set forth in the Sanitary Sewers, Drainage, Flow and Appurtenances Agreement recorded as Instrument No. 20090805-0073466, in said Register's Office.
11. Subject to the rights of others in and to the common areas.
12. Subject to the lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.
13. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 5511 Prada Drive, Brentwood, TN 37027.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 March, 2016.

Jim C. Cofer

Kim Cofer

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On March 24, 2016, before me personally appeared Jim C. Cofer and Kim Cofer to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on March 28, 2016.

NOTARY PUBLIC

My Commission Expires: 7/3/2017

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

My Commission Expires: _____

Notary's Seal (if on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).