Return to:
Advantage Title And Escrow, Inc.
3325 Aspen Grove Dr., Ste 104
Franklin, TN 37067 File # 10851

	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00 Affiant Subscribed and sworn to before me, this 31st DAY OF May, 2016 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
ER16-5417	
	THIS INSTRUMENT WAS PREPARED BY Homeland Title, LLC 1896 General George Patton Drive Franklin, TN 37067

WARRANTY DEED

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Wayne Coffey	Access National Mort.	
5417 San Marcos Drive	(NAME) 1800 Robert Fulton Dr	
(ADDRESS) Nashville, TN 37220-2308	(ADDRESS) Reston VA 20191	160-08-0-066.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JONATHAN H. GIFFIN AND AMANDA E. GIFFIN, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ERIC WAYNE COFFEY AND * ~~ANGELINE~~ COFFEY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

*Angie

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Hillview Estates of record in Plat Book 3600, Page 89, in the 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 Jonathan H. Giffin and Amanda E. Giffin, husband and wife by Warranty deed from Mark A. Garman and wife, Shari F. Garman of record in Instrument No. 20081009-0102363 Register's Office for Davidson County, Tennessee, dated September 25, 2008 and recorded on October 09, 2008.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 3600, Page 89, Book 3836, Page 719, Book 7535, Page 994, Instrument Number 20081009-0102363, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5417 San Marcos Drive , Nashville, Tennessee 37220-2308
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 my/our hand(s) this 31st day of May, 2016.

Jonathan H. Giffin

Amanda E. Giffin

BILL GARRETT, Davidson County
Trans: T20160046929 DEEDWARR
Recvd: 06/03/16 10:45 2 pgs
Fees: 13.00 Taxes: 1591.00
20160603-0056129

STATE OF Tennessee
COUNTY OF Williamson

On this the 31st day of May, 2016, before me personally appeared Jonathan Giffin and Amanda Giffin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of May, 2016.

Notary Public

My Commission Expires: 10-12-19

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959