WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160061194 DEEDWARR
Recvd: 07/18/16 09:24 2 pgs
Fees: 13.00 Taxes: 1109.63
20160718-0073277

O-GH-16-252-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00.

Misty Jolwett
Affiant

WILLIAM E. GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 8-20-2019

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/2019 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael P. Coffman **Cecile Auten**	**Wells Fargo Bank, NA**	
(NAME) **252 Riverside Drive**	(NAME) **800 Walnut Street**	**083-15-0-194.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **Des Moines, IA 50309**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GREEN HILLS CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL P. COFFMAN, A SINGLE MAN, AND CECILE AUTEN, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 1 on the Plan of Riverside Drive - Section One Final Plat of record in Plat at Instrument No. 20140501-0036966, 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 a portion of the same property conveyed to Green Hills Construction, LLC by Warranty deed from Riverside Dev. LLC, a Tennessee Limited Liability Company of record in Instrument No. 20140624-0055054 Register's Office for Davidson County, Tennessee, dated June 16, 2014 and recorded on June 24, 2014.

This conveyance is subject to:
- Taxes for the year 2016 a lien, not yet due and payable;
- Subject to all matters shown on the Plan of record as Instrument Number 20140501-0036966, Register's Office of Davidson County, Tennessee;
- Ground Lease of record in Book 10760, Page 542, assigned in Book 11520, Page 540, Book 11520, Page 549, Book 11520, Page 556 and Instrument No. 20001211-0121548, in the Register's Office for Davidson County, Tennessee;
- Telecommunications Easements of record in Instrument Number 20140114-0003779, in the Register's Office for DavidsonCounty, Tennessee;
- Inspection and Maintenance of record in Instrument Number 20140307-0019251, in the Register's Office for DavidsonCounty, Tennessee;
- N.E.S. Electric & Public Utility Easement Dedication Amending Final Plat of record in Instrument Number 20140909-0082350, as amended in Instrument No. 20141015-0095243, in the Register's Office for Davidson County, Tennessee;
- Possible right of CSX Railroad to increase its right-of-way to the full extent of its charter;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **252 Riverside Drive, Nashville, Tennessee 37206**.

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 the 14th DAY OF JULY, 2016.

Green Hills Construction, LLC

Misty Tobitt, Managing Member

Randy Tobitt, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MISTY TOBITT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGING MEMBER of GREEN HILLS CONSTRUCTION, LLC the within named bargainor, a limited liability company, and that he/she as such MANAGING MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th of July, 2016.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RANDY TOBITT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGING MEMBER of GREEN HILLS CONSTRUCTION, LLC the within named bargainor, a limited liability company, and that he/she as such MANAGING MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th of July, 2016.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212