WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00

Affiant

Subscribed and sworn to before me, this 3rd day of August, 2016

Notary Public

MY COMMISSION EXPIRES: 7-2-18
(AFFIX SEAL)

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

BILL GARRETT, Davidson County
Trans: T20160067266 DEEDWARR
Recvd: 08/04/16 10:45 2 pgs
Fees: 13.00 Taxes: 739.63
20160804-0080766

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Whitley Shelton	F&M Bank	072-12-0
(NAME)	(NAME)	(MAP)
1713 Hanover Rd	10 Cadillac Dr, #100	007.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37216-3405	Brentwood, TN 37027	
(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, We, Clint Coffman and Lisa Coffman, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Whitley Shelton, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 69 on the Map showing Subdivision of The Waters Place of record in Plat Book 332, Page (s) 136 and 137, 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 Clint Coffman and wife, Lisa Coffman by Warranty deed from Deanna Barnes, unmarried of record in Instrument No. 20130730-0079079 Register's Office for Davidson County, Tennessee, dated July 29, 2013 and recorded on July 30, 2013.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1713 Hanover Rd, Nashville, Tennessee 37216-3405

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 my/our hand(s) this 3rd day of August, 2016.

Clint Coffman by Jarod Tanksley,
Attorney in Fact

Lisa Coffman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared **Lisa Coffman** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 3rd day of August, 2016.

Notary Public

My Commission Expires: 1/6/2020

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared **Jarod Tanksley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-In-Fact for **Clint Coffman**, the within named bargainor, and that he as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Clint Coffman**, the bargainor, by the said **Jarod Tanksley**, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 3rd day of August, 2016

Notary Public

My Commission Expires: 1/6/2020

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE