THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 Crescent Centre Drive, Suite 110
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20170027546 DEEDWARR
Recvd: 04/03/17 08:37 2 pgs
Fees:13.00 Taxes:721.50
20170403-0031842

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Dylan Coffey and Pruitt Holmes 1016 Mansfield Ave. Nashville, TN 37206	CMG Mortgage, Inc. 3160 Crow Canyon Road, Ste #400 San Ramon, CA 94583	083-05-0-168.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Beverly M. Coffey**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Dylan Coffey and Pruitt Holmes, husband and wife**, hereinafter called the Grantees, their successors and assigns, the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, Tennessee being the easterly 66 feet of Lot No. 4 on the Plan of O'Donnell's Subdivision of 3 Acres, as of record in Plan Book No.2 Page 37, Chancery Court at Nashville. Said easterly 66 feet of Lot No.4 fronts 66 feet on the southerly side of Mansfield Avenue, formerly McFerrin Avenue and runs back between parallel lines 187.61 feet on the east line and 187 feet, more or less, on the west line, to an alley.

Being the same property conveyed to Beverly M. Coffey, a married woman, by Warranty Deed from Carrie G. Woolpert, an unmarried woman, of record on February 11, 2009, at Instrument No. 20090211-0011834, and further conveyed to Beverly M. Coffey by Quitclaim Deed from Gary Coffey, of record on February 11, 2009, at Instrument No. 20090211-0011836, Williamson County Register of Deeds.

This is improved property known as 1016 Mansfield Avenue, Nashville, TN 37206.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, its successors 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 hand, this 31st **day of** March, **2017**:

Beverly M. Coffey

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Beverly M. Coffey,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31 day of March, 2017:

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $195,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 31 DAY OF March, 2017:

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON