WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170029041 DEEDWARR
Recvd: 04/06/17 10:19 2 pgs
Fees:13.00 Taxes:1017.50
20170406-0033724

G-ZR-17-746

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

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)
Claudia A. McCauley	new owner	
(NAME)	(NAME)	**143-02-0B-024.00-CO**
746 Harpeth Trace Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **MARIA C. PERALTA AND MATTHEW COFFMAN, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CLAUDIA A. MCCAULEY, UNMARRIED,** 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. 24 on the Plan of Revised Treetops at Harpeth Trace of record in Plat Book 6250, Page 455, 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 Maria C. Paralta and Matthew Coffman, both unmarried, as tenants in common with full right of survivorship by Special Warranty deed from The Bank of New York Mellon Trust Company, National Association of record in Instrument No. 20120716-0062252 Register's Office for Davidson County, Tennessee, dated June 05, 2012 and recorded on July 16, 2012.

Said deed contained an error in the spelling of grantee's name. Correct spelling is Maria C. Peralta. Maria C. Peralta and Matthew Coffman having since married.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 775, as revised in Plat Book 6250, Page 455, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Treetops at Harpeth Trace, with By-Laws of Treetops at Harpeth Trace Homeowners' Association appended thereto, of record in Book 6287, Page 417 and amended in Instrument No. 20150622-0059531, Register's Office for Davidson County, Tennessee.

s.
- By-Laws of record in Book 6287, Page 460, in the Register's Office for Davidson County, Tennessee.
- Charter of Treetops at Harpeth Trace Homeowners' Association of record in Book 8085, page 576, Register's Office for Davidson County, Tennessee.
- Conveyance of common areas to Treetops at Harpeth Trace Homeowners' Association of record in Book 6465, page 410, Register's Office for Davidson County, Tennessee.
- Easements for Water mains of record in Book 5142, Page 694, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 5360, Page 320; Book 5364, Page 882 and Book 4889, Page 192, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 7389, Page 170, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **746 Harpeth Trace Drive , Nashville, Tennessee 37221**.

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 31st DAY OF MARCH, 2017.

Maria C. Peralta

Matthew Coffman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARIA C. PERALTA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of March, 2017.

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, MATTHEW COFFMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of March, 2017.

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



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