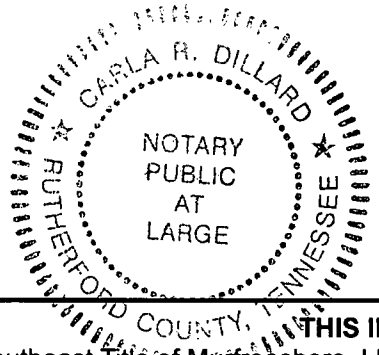
WARRANTY DEED



State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of May, 2017

Notary Public

MY COMMISSION EXPIRES: March 30, 2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Keely A. Coffield	Farmington Mortgage, a div of CapStar Bank	11906016500
(NAME)	(NAME)	BILL GARRETT, Davidson County
2210 White Ave, Unit A	2002 Richard Jones Road, Suite 300A	Trans:T20170042037 DEEDWARR Recvd: 05/17/17 13:46 2 pgs Fees:13.00 Taxes:814.00
(ADDRESS)	(ADDRESS)	20170517-0048995
Nashville, TN 37204	Nashville, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Patsy Tucker Waldrop, widowed,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Keely A. Coffield, unmarried,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 94 on the Map of Sterling Heights, Section III, as shown by plat of record in Plat Book 1424, Page 113, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 94 fronts 75 feet on the north side of Jay Street and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to George Douglas Waldrop and wife, Patsy Tucker Waldrop by deed from Seth D. Sparkman and wife, Ludy F. Sparkman, dated 2-6-62 of record in Record Book 3342, Page 57, Register's Office for said County. **George Douglas Waldrop is now deceased, his date of death was 2-27-98.

This is improved ☑ property, known as 60 Jay Street, Nashville, TN 37210
(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 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 hands this 12th day of May, 2017.

Patsy Tucker Waldrop

Patsy Tucker Waldrop

State of Tennessee
County of Rutherford

Personally appeared before me Patsy Tucker Waldrop, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of May, 2017.

Notary Public Carla R. Dillard
My Commission Expires: March 30, 2019

File No.: 0835

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE