BILL GARRETT, Davidson County
Trans: T20170043617 DEEDWARR
Recvd: 05/23/17 09:27 2 pgs
Fees: 13.00 Taxes: 1028.60
20170523-0050961

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $278,000.00

Affiant

Subscribed and sworn to before me, this ___ day of May, 2017.

Notary Public
My commission expires: 06/19/18

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

Address of New Owner:	Send Tax Bills to:	Tax Information
Jeffrey Hadden Coggins 326 Alice Avenue Nashville, TN 37211	new owner	147-07-0-191.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Able Builders, Inc., a Tennessee Corporation,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jeffrey Hadden Coggins, an unmarried man and Ruthanne Coggins, a married woman,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 37 on the Map showing Subdivision of the Pritchett Land at Providence on Nolensville Pike of record in Plat Book 421, Page 70, 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 Able Builders, Inc., a Tennessee Corporation, from Jonathan E. Huettig, a single man, by Warranty Deed and recorded on August 25, 2016 of record Instrument Number 20160825-0088920, Registers Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **326 Alice Avenue, Nashville, TN 37211.**

This conveyance is subject to the following: (1) Subject to all matters shown on the Plan of record in Plat Book 421, Page 70; (2) Joint Street Right of Way Dedication of record in Book 4460, Page 131; All of record in the Register's Office for Davidson County, Tennessee.

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 10th day of May, 2017.

Able Builders, Inc., a
Tennessee Corporation

By: _____
Hossein Moradipour
Its: President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Hossein Moradipour, President of Able Builders, Inc.,** the within named bargainor, **a Tennessee Corporation**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the **Corporation** as such **President.**

Witness my hand and official seal at Brentwood, Tennessee, this the 10th day of May, 2017.

_____
Notary Public

My Commission expires: 9-19-18

FILE NO: 2017045189

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON