WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170045080 DEEDWARR
Recvd: 05/26/17 12:42 2 pgs
Fees:13.00 Taxes:1998.00
20170526-0052748

P-RTE-17-3804

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MAY, 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)
Robert A. Coffen, Jr.	**U.S. Bank National Association**	
(NAME)	(NAME)	
3804 Brush Hill Rd	**4801 Frederica St**	**062-09-033.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Owensboro, KY 42301**	
(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, **CLIFTON D. BRILEY AND JODIE A. BELL, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT A. COFFEN, JR., 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. 1 and 2 and the southerly 50 feet of Lot No. 3 on the unrecorded map of Jackson Park, River Section, described according to a survey made by W. B. Southgate, Surveyor in April 1931, as follows:

Beginning at a stake in the northeast corner of the intersection of Brush Hill Road, and a 25-foot street, being the southwest corner of said Lot No. 1; thence with said street and the northerly line of Riverwood Subdivision, south 88 degrees east 325 feet to a point 25 feet east of an iron pin on the bluff of the Cumberland River, thence northerly, with the rear line of said Lots Nos. 1, 2 and 3, 270 feet, more or less, to a point in the rear line of Lot No. 3, said rear line being 25 feet east of the bluff of the Cumberland River, thence westerly, with the northerly margin of the property herein conveyed, 340.5 feet to a point in the easterly margin of Brush Hill Road, said point being 50 feet north of the southwest corner of said Lot No. 3; thence southerly, with the easterly margin of Brush Hill Road, 275 feet to the point of beginning.

Included in the above, but specifically excluded is that property conveyed to Candace Avery, unmarried by deed of record in Instrument No. 20141014-0094755, Register's Office for Davidson County, Tennessee, described as follows:

Being a tract of land lying in Davidson County, Tennessee, also known as part of Lot 2 and 3 of the unrecorded map of Jackson Park, River Section, and being more particularly described as follows:

Beginning at an existing iron rod on the easterly right of way of way line of Brush Hill Road at a corner common with Marie E. Johnson and Kimberly Marie Koger, as of record in Deed instrument No. 20111113-0124234, at the Register's Office for Davidson County, Tennessee, being the northwest corner of the tract being described;

Thence leaving the easterly right of way line of Brush Hill Road with the southerly property line of Marie E. Johnson and Kimberly Marie Koger, South 83 degrees 55'18" East, 288.61 feet to an iron rod set as a witness point on top of bank of the Cumberland River a total of 313.61 feet;

Thence with the westerly bounds of the Cumberland River, South 21 degrees 44'07" East, 130.61 feet to a point at a corner common with Clifton D. Briley and Jodie A. Bell, as of recorded in Deed Instrument No. 20060407-0040492, as said Register's Office;

Thence leaving the westerly bounds of the Cumberland River the northerly property line of Clifton D. Briley and Jodie A. Bell, North 83 degrees 55'18" West, 25.00 feet to a iron rod set as a witness point a total of 326.80 feet to an iron rod set on the easterly right of way line of a 25 foot street;

Thence with the easterly right of way line of the 25 foot street and Brush Hill Road, North 16 degrees 22'51"

West, 125,00 feet to the point of beginning, containing 36,990 square feet (0.85 acres more or less).

Per boundary and topographic survey done by Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, Tennessee 37204. Dated August 19, 2013.

Being a part of the same property conveyed to Clifton D. Briley, and wife, Jodie A. Bell by Warranty deed from Mary Ruth Howell, married of record in Instrument No. 20060407-0040492 Register's Office for Davidson County, Tennessee, dated April 6, 2006 and recorded on April 7, 2006.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3804 Brush Hill Rd, Nashville, Tennessee 37216**.

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 23rd DAY OF MAY, 2017.

Clifton D. Briley

Jodie A. Bell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLIFTON D. BRILEY AND JODIE A. BELL, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of May, 2017.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

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