BILL GARRETT, Davidson County
Trans:T20170046413 DEEDWARR
Recvd: 06/01/17 10:59 2 pgs
Fees:13.00 Taxes:1313.50
20170601-0054448

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $355,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of May, 2017.

Notary Public

My commission expires: 3/3/2020

KAYLA E LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Lindsay Coffey	New owner	091-13-0-P-002.00
510 B Eastboro Drive		
Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

SevenHills Properties, Inc., a Georgia Corporation

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Lindsay Coffey, an unmarried woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 510A-510B Eastboro Drive Townhomes of record as Instrument No. 20160808-0082368 and being shown on Plat attached thereto as Exhibit "B", 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 a portion of the same property conveyed to SevenHills Properties, Inc., a Georgia Corporation by Warranty deed from Kevin Wayne Reynolds and Evelyn Reynolds of record in Instrument No. 20160715-0073024 Register's Office for Davidson County, Tennessee, dated July 14, 2016 and recorded on July 15, 2016

This is improved property known as **510 B Eastboro Drive, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 18th day of May, 2017.

Seven Hills Proerties, Inc. A Georgia Corporation

OMER CASURLUCK

SevenHills Properties, Inc., a

STATE OF Georgia
COUNTY OF Fulton

Personally appeared before me, a Notary Public of said County and State, **Omer Casurluck,** with whom I am personally acquainted or (who proved to me his identity on the basis of satisfactory evidence), and who, upon oath acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **President of SevenHills Properties, Inc.** and is authorized by said Corporation to execute this instrument on its behalf..

Witness my hand, at office, this 17 day of May, 2017.

BURAK ER
Notary Public

My Commission Expires:

BURAK ER NOTARY PUBLIC FULTON COUNTY, GEORGIA COMMISSION EXPIRES MARCH 22, 2021

SolomonParks File No. 170

SP 11/2015