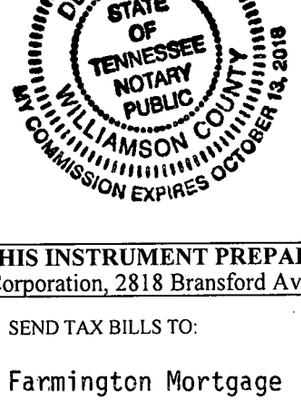
WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170066053 DEEDWARR
Recvd: 08/01/17 14:33 2 pgs
Fees:13.00 Taxes:1380.10
20170801-0078155



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$373,000.00.**

Affiant

Subscribed and sworn to before me this 31st day of July, 2017.

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Andrew W. Coffman	Farmington Mortgage	081-07-0-348.00
1821 12th Avenue North	2002 Richard Jones Rd., Ste 300A	
Nashville, TN 37208	Nashville, TN 37215	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jona Development, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Andrew W. Coffman and Nicolette C. Coffman, husband and wife,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of Cephas Woodard's Subdivision of Lots 5 and 6 of the Thomas Woodard's Property, as of record in Book 161, Page 174, Register's Office for said County.

Said Lot No. 87 fronts 50 feet on the southwesterly side of 12th Avenue North and extends back between parallel lines 115 feet to an alley.

Being the same property conveyed to Jona Realty, LLC, a Tennessee limited liability company, from Darrell D. Acklin, Executor of the Estate of Frances Elizabeth Acklin, by deed on November 9, 2015, of record in Instrument Number 20151116-0115828, Register's Office for Davidson County, Tennessee. Jona Realty, LLC is now known as Jona Development, LLC, as evidence of Articles of Amendment of record in Instrument Number 20170609-0058292, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 161, Page 174, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1821 12th Avenue North, Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this July 31, 2017.

Jona Development, LLC, a Tennessee limited liability company

BY: _____
Scott Jones, Manager

STATE OF TENNESSEE

COUNTY OF Davidson

On this 31st day of July, 20 17, before me, appeared **Scott Jones**, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Manager of **Jona Development, LLC**, and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said **Scott Jones**, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

_____ My Commission Expires: 8/5/18
NOTARY PUBLIC

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY