PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170066330 DEEDWARR
Recvd: 08/02/17 10:40 2 pgs
Fees:13.00 Taxes:1554.00
20170802-0078515

W & I Ref: (DM) Title No.: 59086
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jeffrey Jastrow 2724 Greenside Place Nashville, TN 37206	Bank of America P.O. Box 650070 Dallas, TX 75265-0070

TAX MAP PARCEL NUMBERS: 083040A00600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$420,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Andrew Wayne Coffman and Nicolette C. Coffman, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeffrey Jastrow, an unmarried man**, hereinafter called the **Grantee**, Grantee's 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 Lot No. 6 on the Plan of First Amendment, Greenside Park of record in Instrument No. 20120507-0039371, Register's Office for said County to which plan reference is hereby made for a more complete description. *revising Inst. No. 20120418-0033109,

Being the same property conveyed to Andrew Wayne Coffman, an unmarried man and Nicolette L. Castle, an unmarried woman by Warranty Deed from Woodland Street Partners, LLC, a Tennessee Limited Liability Company, dated March 29, 2013 and recorded on April 2, 2013 of record in Instrument No. 20130402-0032550, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated February 15, 2016, recorded on February 22, 2016, of record in Instrument No. 20160222-0016482, said Register's Office. Subject property was conveyed to Andrew Wayne Coffman and wife, Nicolette C. Coffman.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20120409-0030265 amended in Instrument No. 20130115-0004913, and Instrument No. 20140219-0014317, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20120409-0030265 amended in Instrument No. 20130115-0004913, and Instrument No. 20140219-0014317, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 2724 Greenside Place, Nashville, TN 37206

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of July, 2017.

Andrew Wayne Coffman

Nicolette C. Coffman

State of Tennessee

County of Davidson

On this 31st day of July, 2017, before me the undersigned authority, personally appeared Andrew Wayne Coffman and Nicolette C. Coffman, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $420,000.00.

Affiant

Sworn and subscribed before me this 31st day of July, 2017

Notary

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN