STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF September, 2017.

Notary Public
MY COMMISSION EXPIRES: 12-12-20
File No. G17-9362D

AMANDA MINOR NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

Bill Garrett Davidson County
Batch# 7889 DEEDWARR
10/03/2017 03:14:11 PM 2 pgs
Fees: $13.00 Taxes: $995.30

20171003-0101408

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Melanesia Harris, unmarried (NAME)	Melanesia Harris (NAME)	70-3-A-8 CO
829 W. Nocturne Drive (STREET ADDRESS)	829 W. Nocturne Dr. (STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Nashville. TN 37207 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **George H. Coffin, Jr. and Leatrice C. Coffin, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Melanesia Harris, unmarried**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 8 on the plan of FINAL PLAT, PHASE I, NOCTURNE FOREST, as shown by plat of record in Plat Book 7900, Page 20-22, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to George H. Coffin, Jr. and wife, Leatrice C. Coffin from Cumberland Builders, Inc., by Deed dated October 26, 2000, as Instrument No. 20001101-0108378, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 7993, page 683, Register's Office for Davidson County, Tennessee.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 7900, page 20-22 and Boundary Plat of record in Book 6900, page 780, Register's Office for Davidson County, Tennessee.
3. Deed of Conveyance to Metro Government for sanitary sewers as recorded in Book 8204, page 231, Register's Office for Davidson County, Tennessee.
4. Deed of Conveyance to Metro Government for water mains as recorded in Book 8207, page 271, Register's Office for Davidson County, Tennessee.
5. Right of Way to South Central Bell Telephone Co. as recorded in Book 8168, page 660, Register's Office for Davidson County, Tennessee.
6. Common Area conveyed to Homeowner's Association of record in Instrument No. 20040210-0016036, Register's Office for Davidson County, Tennessee.

7. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 829 W. Nocturne Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 19th day of September, 2017.

x George H. Coffin, Jr. — September 19, 2017
George H. Coffin, Jr. — Date

x Leatrice C. Coffin — September 19, 2017
Leatrice C. Coffin — Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named George H. Coffin, Jr. and Leatrice C. Coffin, husband and wife, the bargainor(s), 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 19th day of September, 2017.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066