Bill Garrett Davidson County
Batch# 19525 DEEDWARR
10/30/2017 04:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20171030-0111252

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-1890

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Escambia

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

C. Marisa Henderson Coffin
Affiant

SHERRIA SWANSON
Notary Public - State of Florida
My Comm. Expires Aug 14, 2018
Commission # FF 151047

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 27 day of October, 2017

Sherria Swanson
Notary Public
Commission Expires: 08/14/2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Steven M. Moreland 1340 Timber Valley Drive Nashville, TN 37214	new owner	108-12-0B-095.00-CO

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Craig A. Coffin and Cindra M. Coffin, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Steven M. Moreland, a single person

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. 194 on the Plan of Phase I-A, Section Two, Harborview Subdivision, of record in Plat Book 6900, Page (s) 756 through 758, inclusive, amended in Book 9096, Page 764, 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 the same property conveyed to Craig A. Coffin and Cindra M. Henderson, husband and wife by Warranty Deed from David R. Salomon and Karla J. Salomon, husband and wife of record in Instrument No. 20150731-0075572 Register's Office for Davidson County, Tennessee, dated July 27, 2015 and recorded on July 31, 2015.

Cindra M. Henderson having since married Craig A. Coffin and is now known as Cindra M. Coffin

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1340 Timber Valley Drive, Nashville, TN 37214.

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 27 day of October, 2017.

Craig A. Coffin

Cindra M. Coffin

STATE OF ~~TENNESSEE~~ FL
COUNTY OF Escambia

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Craig A. Coffin and Cindra M. Coffin
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 at NFCU - Pensacola, Florida this 27 day of October, 2017.

Notary Public
My Commission Expires: 08/14/2018

(Notary Seal)

SHERRIA SWANSON
Notary Public - State of Florida
My Comm. Expires Aug 14, 2018
Commission # FF 151047

True Copy Certification

I, Paul F. Soper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/6/17
Notary' Seal (if on paper)

