Bill Garrett Davidson County
Batch# 23453 DEEDWARR
11/08/2017 10:01:15 AM 2 pgs
Fees: $13.00 Taxes: $666.00

20171108-0114881

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00 .

Elaine C. Mejiansa
Affiant

Subscribed and sworn to before me this 7TH DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Panchita De Los Reyes Family Trust	Elaine Santiago (NAME)	
5736 Sourel Avenue (ADDRESS)	5736 Sourel Avenue (ADDRESS)	096-11-0-094.00
Everett, WA 98203 (CITY) (STATE) (ZIP)	Everett, WA 98203 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Catherine Coffman Elliott and husband, Walter Elliott, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto The Panchita De Los Reyes Family Trust, hereinafter called the Grantees, their heirs and assigns, that 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. 806 ON THE MAP OF CLOVERHILL, SECTION 10 AS OF RECORD IN BOOK 2331, PAGE 57, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO DANIEL E. COFFMAN AND WIFE, VELMA C. COFFMAN BY WARRANTY DEED FROM A. E. BEECH AND WIFE, MARGARET BEECH OF RECORD IN BOOK 3704, PAGE 229, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AS FURTHER CONVEYED TO CATHERINE COFFMAN ELLIOTT BY QUITCLAIM DEED FROM CATHERINE DANIEL ELLIOTT, DANIEL E. COFFMAN, JR., AND DARRELL L. COFFMAN OF RECORD IN INSTRUMENT NO. 20140205-0010319.
THE SAID VELMA C. COFFMAN DIED AUGUST 12, 2010 AND DANIEL E. COFFMAN DIED APRIL 04, 2013, LEAVING THREE CHILDREN WHO ARE THE SOLE HEIRS AT LAW OF DANIEL E. COFFMAN AND VELMA C. COFFMAN AND WERE THE GRANTORS IN AFOREMENTIONED DEED. AFFIDAVITS OF HEIRSHIP RECORDED IN INSTRUMENT NO. 20140205-0010316, INSTRUMENT NO. 20140205-0010317 AND INSTRUMENT NO. 20140205-0010318, AND AFFIDAVIT OF HEIRSHIP RECORDED HEREWITH IN INSTRUMENT NO. 20171108-0114880, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

WALTER ELLIOTT JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ALL RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3108 Lakeland Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 my/our hand(s) this 7th day of November, 2017.

WARRANTY DEED
(Continued)

Catherine Coffman Elliott

Walter Elliott

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Catherine Coffman Elliott and husband, Walter Elliott, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of November, 2017.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072