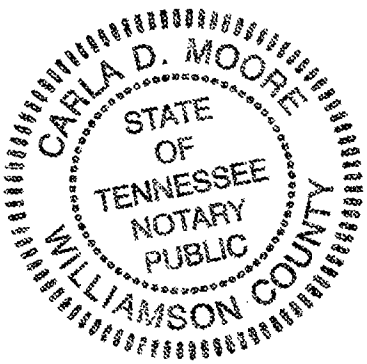
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: May 23rd 2018
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: ARK170572TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
The Gabriele H Malone 2009 Revocable Trust	The Gabriele H Malone 2009 Revocable Trust	
(NAME)	(NAME)	
601 Geary Lane	601 Geary Lane	133-14-0A-060.00-CO
(ADDRESS)	(ADDRESS)	
Lincoln, CA 95648	Lincoln, CA 95648	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Twenty-Four Thousand And No/100 Dollars ($124,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **COLLEEN COFFEY AND DAN MELCHIORRE, WIFE AND HUSBAND** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THE GABRIELE H MALONE 2009 REVOCABLE TRUST**, 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 Unit E-2 of The Village of Grassmere formerly Oakcrest Condominiums created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated as shown on plat of record in Plat Book 5200, Page 413, as established under Master Deed of record in Book 5884, Page 960 and mended and restated in Book 9559, Page 939, Instrument No. 1999123-09959939 and Instrument No. 20041102-0131823 and Instrument No. 20060630-00786787, and further amended in Instrument No. 20070301-0025595 in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Bill Garrett Davidson County
Batch# 31728 DEEDWARR
11/30/2017 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $458.80
20171130-0122231

Being the same property conveyed to Colleen Coffey, unmarried by Warranty deed from Grassmere Development Company, LLC of record in Instrument No. 20070711-0082612 Register's Office for Davidson County, Tennessee, dated June 27, 2007 and recorded on July 11, 2007.

uninproved ☐
This is improved ☒ property, known as 420 Elysian Fields Apt E2, Nashville, TN 37211
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

IT IS THE INTENTION OF THE PARTIES HERETO to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Colleen Coffey

Dan Melchiorre

STATE OF TENNESSEE
COUNTY OF Davidson

On this 27 day of NOV, 2017 before me personally appeared Colleen Coffey and Dan Melchiorre to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 27 day of NOV, 2017.

Commission Expires: May 23rd 2018

CARLA D. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

True Copy Certification

I, Jamaal Baker, do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Carla D Moore, a notary public for this county and state, Jamaal Baker who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Carla D Moore
Notary's Signature

My Commission Expires May 23rd 2018

Notary Seal

