WARRANTY DEED

File #2017111416

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2020

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of January, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 46856 **DEEDWARR**
01/11/2018 10:02:11 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20180111-0003664

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Altman and Katie Altman	NEW OWNER	182010A11000CO
(NAME)	(NAME)	
245 Sundown Drive		
(ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Dalton Ross Coffee and Melissa Ann Coffee, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Justin Altman and Katie Altman,** husband and wife, 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:

Being Lot No. 21, on the plan of Phase Two Sunset Hills Cluster Lot Subdivision-Major Subdivision, as the same appears of record in Instrument No. 20100222-0013295, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Dalton Ross Coffee and Melissa Ann Coffee, husband and wife, by Warranty Deed from Lake Forest Homes, Inc, A Tennessee Corporation, dated 11-30-2012, of record in Book 20121204-0111616, said Register's Office.

This conveyance is subject to: Taxes for the year 2018, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Instrument No. 20100222-0013295, said Register's Office.; Easement for private Sanitary Sewer Service Line as of record in instrument 20100721-0057062, said Registers Office; Stormwater Detention Agreement as of record in Instrument 20060406-0039475, said Registers Office; Easement to United Telephone Company as of record in Instrument 20071109-0132386, said Registers Office; Underground Water, Sewer, and/or Utility Line easement as of record in Instrument 20080805-0080303, said Registers Office; Restrictive Covenants as of record in Record Book 5388, Page 713, and in Record Book 5894, Page 186, said Registers Office; Declarations of Covenants as of record in Instrument 20070605-0067129, and in Instrument 20110203-0009586, and in Instrument 20130712-0072091, and in Instrument 20150227-0017000, said Registers Office; HOA Charter as of record in Instrument 2007605-0067128, said Registers Office.

unimproved ☐
This is improved ☒ property, known as **245 Sundown Dr., Cane Ridge,TN,37013**

(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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-KA-17-245

Witness our hands this 8th day of January, 2018.

Dalton Ross Coffee

Dalton Ross Coffee

Melissa Ann Coffee

Melissa Ann Coffee

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Dalton Ross Coffee and Melissa Ann Coffee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8th day of January, 2018.

Commission expires:

8/18/18

Vanessa E. Allen
STATE OF TENNESSEE
NOTARY PUBLIC
Rutherford County

Notary Public

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128