THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Bill Garrett Davidson County
Batch# 88171 DEEDWARR
05/04/2018 10:14:27 AM 2 pgs
Fees: $13.00 Taxes: $834.35

20180504-0042661

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Rosalyn D. Reffegee 509 Cato Ridge Court Nashville, Tennessee 37218	CMG Mortgage, Inc. 3160 Crow Canyon Road, suite # 400 San Ramon, CA 94583	058-09-OA-242.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **PATRICK COBLE AND SARAH COBLE, as TRUSTEES OF THE COBLE REVOCABLE LIVING TRUST, DATED JANUARY 28, 2016,** hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **ROSALYN D. REFFEGEE, SINGLE**, hereinafter called the Grantee, her heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 229, on the Plan of Jordan Ridge at Eaton's Creek, Phase 7, Section 2, of record in Instrument # 20080205-0012163, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Patrick Coble and Sarah Genette Geouge Coble, husband and wife, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in on May 27, 2007, at Instrument No. 20080527-0053468, Davidson County Register of Deeds; further being the same property conveyed to Patrick Coble and Sarah Coble, Trustees of The Coble Revocable Living Trust, dated January 28, 2016, as tenants by the entireties, by Warranty Deed from Patrick Coble and Sarah Genette Geouge Coble, who is one and same as Sarah Coble, husband wife, of record on February 17, 2017, at Instrument No. 20160217-0014743, Davidson County Register of Deeds.

This property is commonly known as **509 Cato Ridge Court, Nashville, TN 37218**.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this 27 day of **April, 2018**:

Sarah Coble, as Trustee of the Coble Revocable Living Trust, dated January 28, 2016

Patrick Coble, as Trustee of the Coble Revocable Living Trust, dated January 28, 2016

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **PATRICK COBLE and SARAH COBLE**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of April, 2018.

Notary Public

W. AARON [illegible]TNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $225,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th DAY OF APRIL, 2018:

Notary Public

My Commission Expires: 6/2/2018

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY