WARRANTY DEED

File No. 2018-46

RETURN TO
GREATER NASHVILLE
CLOSING CO.
SON STREET
ON, TN 37115

Bill Garrett Davidson County
Batch# 92553 DEEDWARR
05/15/2018 11:52:28 AM 2 pgs
Fees: $13.00 Taxes: $721.50

20180515-0046308

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 Day of MAY, 2018

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ANDREW T HORVATH
Notary Public - New Hampshire
My Commission Expires Apr 20, 2021

THIS INSTRUMENT WAS PREPARED BY
American Title and Escrow, LLC
352 W. Northfield Blvd, Suite K
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mareelake Jade Holleman	**United Wholesale Mortgage**	96 10 59.00
3012 Ironwood Drive	**141 East Maple Rd.**	
Nashville, Tennessee 37214	**Troy, MI 48083**	
(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 **Andrew Riordan Cole Coffey and Ginger Ann Coffey Clemence, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO , **Mareelake Jade Holleman, a single man** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN RUTHERFORD COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 111, ON THE PLAN OF CLOVERHILL, SECTION II, OF RECORD IN PLAT BOOK 2133, PAGE 46, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ANDREW RIORDAN COLE COFFEY, A SINGLE MAN, BY WARRANTY DEED FROM JIMMY D. BROOKS AND WIFE, CATHY E. BROOKS OF RECORD IN INSTRUMENT NO. 20130607-0058369, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE DATED JUNE 5, 2013. SAID ANDREW RIORDAN COLE COFFEY NOW BEING MARRIED TO GINGER ANN COFFEY CLEMENCE.

This conveyance is further subject to (1) 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) building restrictions, and (5) other matters of public record.

unimproved ☐
This is improved ☒ property, known as **3012 Ironwood Drive Nashville, Tennessee 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 our hands this 9 Day of May, 2018.

Andrew Riordan Cole Coffey

Ginger Ann Coffey Clemence

STATE OF ~~TENNESSEE~~ New Hampshire
COUNTY OF ~~RUTHERFORD~~ Rockingham

Before me, the undersigned Notary Public, personally appeared Andrew Riordan Cole Coffey and Ginger Ann Coffey Clemence , 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 9 day of May, 2018.

Commission expires: 4/20/2021

Notary Public

ANDREW T HORVATH
Notary Public - New Hampshire
My Commission Expires Apr 20, 2021

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow, LLC
352 W. Northfield Blvd, Suite K