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# 96397 DEEDWARR
05/24/2018 02:12:50 PM 2 pgs
Fees: $13.00 Taxes: $1,287.60

20180524-0049968

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
David R. Proffitt and Dana M. Proffitt 7892 Heaton Way Nashville, Tennessee 37211	New Owner	173-09-OA-335.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **CATHY G. COFER**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **DAVID R. PROFFITT AND WIFE, DANA M. PROFFITT**, hereinafter called the Grantees, their 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. 235, on the Plan of Phase Four, Lenox Village, of record as Instrument # 20040806-0094784, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Cathy G. Cofer, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record on December 16, 2005, at Instrument No. 20051216-0151062, Davidson County Register of Deeds.

This property is commonly known as **7892 Heaton Way, Nashville, TN 37211**.

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 my hand this 11th day of **May, 2018**:

Cathy G. Cofer

Cathy G. Cofer

STATE OF Tennessee

COUNTY OF Franklin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CATHY G. COFER**, the bargainor, 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 11th day of May, 2018:

MIKE STUBBLEFIELD STATE OF TENNESSEE NOTARY PUBLIC FRANKLIN COUNTY

Mike Stubblefield

Notary Public

My Commission Expires: 6-22-2021

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $348,000.00.

Cathy G. Cofer

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 11th DAY OF MAY, 2018:

Mike Stubblefield

Notary Public

My Commission Expires: 6-22-2021

MIKE STUBBLEFIELD STATE OF TENNESSEE NOTARY PUBLIC FRANKLIN COUNTY