THIS INSTRUMENT PREPARED BY: **Bradley T. Bald, Esq.** **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $350,000.00 Affiant Subscribed and sworn to before me, this 13TH day of July, 2018. Carmen Coats Notary Public My Commission Expires:

Bill Garrett Davidson County
Batch# 116750 DEEDWARR
07/16/2018 02:50:49 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20180716-0068944

WARRANTY DEED

Address New Owner: Leslie M. Fagan 1332B Pennock Avenue Nashville, TN 37207	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 071-15-0-150.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CANDACE MICHELLE COFFEE, UNMARRIED,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **LESLIE M. FAGAN, UNMARRIED,** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

> **Land in Davidson County, Tennessee, being Lot No. 303 on the Plan of the Highland Land Co's Subdivision of record in Plat Book 421, page 14, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**
>
> **Being the same property conveyed to CANDACE MICHELLE COFFEE, A SINGLE WOMAN, by deed from INFILL DEVELOPMENT, LLC, of record as Instrument No. 20151109-0113700, dated November 2, 2015, said Register's Office.**

This is improved property commonly known as: **1332B Pennock Avenue, Nashville, TN 37207**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors, heirs and assigns, forever.

And Grantor covenants that she has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of July 2018.

C Michelle Coffee
CANDACE MICHELLE COFFEE

STATE OF Tennessee)
)
COUNTY OF Davidson)

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

Witness my hand and official seal at office this 11th day of July, 2018.

Notary Public
My Commission Expires: 9/7/2020

KENDALL CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020