Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Wilson
The actual consideration or value, whichever is greater, for this transfer is $207,000.00.

Affiant

Subscribed and sworn to before me, this 6 day of December, 2018.

Notary Public
My commission expires: 12/20/2020

Karen Y Johnson Davidson County
Batch# 172218 DEEDWARR
12/10/2018 10:47:44 AM 2 pgs
Fees: $13.00 Taxes: $765.90
20181210-0119958

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

06-1811-77057

Address of New Owner:	Send Tax Bills to:	Tax Information:
Diana M. Standridge 1600 Bakers Grove Rd. Hermitage, TN 37076	NEW OWNER	137-00-0-56.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100's ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Gary C. Coffey, an unmarried man, hereinafter the Grantors, have bargained and sold, and do hereby transfer and convey to Diana M. Standridge, a married woman, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 4th, formerly 16th Civil District of Davidson County, Tennessee, being Lot No. 4 on the Plan of John C. Warpool's Subdivision of a 12 acre tract, not of record described according to a survey made by Watkins and Murray Surveyors, October 29, 1946, as follows:

Beginning in he center of Old Hickory Boulevard 370 feet south of the intersection of said Boulevard and Cranny Right Road, said beginning point is the common corner of Lots Nos. 3 and 4; thence with the line between said lots 460.2 feet; thence southerly 102 feet to the corner of Lots Nos 4 and 5; thence with the line between said lots, westwardly 495.2 feet to the center of Old Hickory Boulevard; thence with the center line of same northwardly 100 feet to the beginning.

Being the same property conveyed to Gary C. Coffey by deed from Thatsathaphone Pimpisam, dated March 31, 2005, recorded April 4, 2005, of record in Instrument No. 20050404-0036072, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of records, including all items set out on any applicable plat of record.

This property is improved property known as 1600 Bakers Grove Rd., Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors and assigns and representatives, to warrant and forever defend the title to 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 my hand this 6 day of December, 2018.

Gary C. Coffey

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, Gary C. Coffey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, Tennessee, this 6 day of December, 2018.

Notary Public

My Commission expires: 12/20/2020

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020