Karen Johnson Davidson County
Batch# 226501 DEEDWARR
05/06/2019 02:49:44 PM 2 pgs
Fees: $13.00 Taxes: $735.93
20190506-0042304

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Katie Barker and Matthew Barker	new owners	042 04 0 081.00
(NAME)	(NAME)	
504 Amquiwood Ct.		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Walter Scott Coffey, also known as Walter Scott Coffey, Sr. ,an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Katie Barker and Matthew Barker, wife and husband**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 29 on the plan of Heritage Place Subdivision, of record in Plat Book 5200, Page 628, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to W. Scott Coffey and wife, Nancy Ann Coffey by Warranty Deed from Tri-County Builders, Inc. dated July 29, 1988 and recorded August 1, 1988 in Book 7615, Page 163, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to W. Scott Coffey, by Quitclaim Deed from Nancy Ann Coffey dated December 22, 1997 and recorded December 30, 1997 in Book 10738, Page 673, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Walter Scott Coffey, an unmarried man by Quitclaim Deed from Walter Scott Coffey, an unmarried man who acquired title as W. Scott Coffey, without marital status dated May 16, 2018 and recorded May 25, 2018 as Instrument No. 20180525-0050144, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: MAI-1902806SSO

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-YRES-19-504

unimproved ☐
This is improved ☒ property, known as 504 Amquiwood Ct., Madison, TN 37115

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 30th day of April, 2019

Walker Scott Coffey a/k/a
Walker Scott Coffey by a/f
Kristina D. Ratcliff

Walter Scott Coffey a/k/a Walter Scott Coffey, Sr.
BY: Kristina D. Ratcliff, Attorney In Fact

STATE OF Tennessee

County OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared **Kristina D. Ratcliff,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Walter Scott Coffey, also known as Walter Scott Coffey, Sr.,** as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of **Walter Scott Coffey, also known as Walter Scott Coffey, Sr.,** for the purposes therein contained. *See Recorded Power of Attorney of record in Instrument No. 20150521-0047039 in the Davidson County, Tennessee Register of Deeds Office.*

Witness my hand and official seal, this the 30th of April, 2019.

Notary Public

My Commission Expires: 10/7/2019

(SEAL)

BARBARA LUCCIOLA COKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: MAI-1902806SSO