Karen Johnson Davidson County
Batch# 232363 DEEDWARR
05/20/2019 03:26:13 PM 2 pgs
Fees: $13.00 Taxes: $906.50
20190520-0047569

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS. $245,000.00.

Affiant

Subscribed and sworn to before me this 16th day of MAY 2019

Carmen Coats
Notary Public
My Commission expires:

(Affix Seal)

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jesse E. Allen	MORTGAGE INVESTORS GROUP	091-06-0-132.00
5814 Couch Drive	8320 E WALKER SPRINGS LN #200	
Nashville, TN 37209	KNOXVILLE, TN 37923	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations. the receipt of all of which is hereby acknowledged, **Sarah E. Coffey, married,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jesse E. Allen, unmarried,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 47 on the plan of West Park Addition, of record in Book 2330, page 39, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sarah E. Coffey, unmarried, by deed from Dickie Wayne Spurlock, Patricia Lynn Teeters, George Wilson, Spurlock, Jr., Vickie Gail Hunt, Brent Allen Spurlock, Anthony Steven Spurlock, Angela Lynn White, Delora Ann Hudgins, and John Wesley Spurlock, on June 24, 2006, of record in Instrument Number 20060627-0076508, Register's Office for Davidson County, Tennessee.

Joel Craig Rogers joins in this conveyance to convey any and all martal rights he may have in and to the subject property.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in Book 2330, page 39, Register's Office Davidson County, Tennessee.

This is improved property known as: 5814 Couch Drive, Nashville, TN 37209

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 14, 2019.

Sarah E. Coffey

Joel Craig Rogers

STATE OF Texas
COUNTY OF Tarrant

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sarah E. Coffey** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 14th, 2019

My commission expires 07/11/2021

Notary Public

CYNTHIA CAMACHO
NOTARY PUBLIC
STATE OF TEXAS
ID # 131203062
My Comm. Expires 07-11-2021

STATE OF TEXAS
COUNTY OF TARRANT.

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Joel Craig Rogers** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 14, 2019

My commission expires 01.06.2020

Notary Public

CYNTHIA VELEZ
Notary Public, State of Texas
Comm. Expires 01-06-2020
Notary ID 130486883