Karen Johnson Davidson County
Batch# 267494 DEEDWARR
08/06/2019 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20190806-0078203

# WARRANTY DEED

MEAGHAN G. SPRUILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of August, 2019.

Notary Public

MY COMMISSION EXPIRES: 08/30/2021
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Clayton C. Cummings and Lisa M. Cummings | ServisFirst Bank | 131 14 0 068.00 |
| (NAME) | (NAME) | |
| 1327 Burton Valley Road | 2500 Woodcrest Dr | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | Birmingham, AL 35209 | |
| (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, **J. W. Coflin, Jr. and wife, Christine F. Coflin**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Clayton C. Cummings and Lisa M. Cummings**, 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. 81 on the Plan of Section Two, First Addition, Seven Hills, of record in Book 2663, page 51, Register's Office for said County.

Said Lot No. 81 fronts 120 feet on the south side of Burton Valley Road and runs back between lines, 318.7 feet on the east line and 373.9 feet on the west line to a dead line in the rear on which it measures 156 feet.

Being the same property conveyed to J. W. Coflin, Jr., and wife, Christine F. Coflin by Warranty Deed from Karl E. Haury and Reese L. Smith, Jr., dated September 2, 1958 and recorded September 2, 1958, in Book 2803, Page 56, in said Register's Office for Davidson County, Tennessee. The said J. W. Coflin having died on August 1, 1990 leaving Christine F. Coflin as the surviving tenant by entirety. The said Christine F. Coflin having died February 11, 2019 leaving Maggie Corbin as executor of her estate, her Last Will and Testament being probated in Case No. 19P684, Seventh Circuit Court 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: GRN-1907197FC

unimproved ☐

This is improved ☒ property, known as 1327 Burton Valley Road, Nashville, TN 37215

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 5th day of August, 2019

Christine Coflin Revocable Trust

BY: Maggie Corbin

Maggie Corbin, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

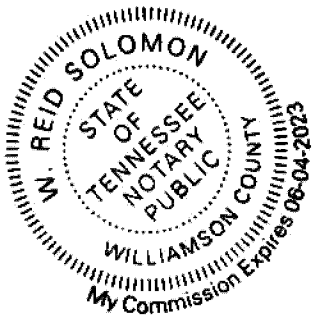
Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Maggie Corbin with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oaths acknowledged themselves to be the Trustees of the Christine Coflin Revocable Trust,the within named bargainor, and that they as such Trustees being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of August, 2019.

Notary Public

My Commission Expires:

(SEAL)




File Number: GRN-1907197FC

## True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)