Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV19-0487

Karen Johnson Davidson County
Batch# 273696 DEEDWARR
08/20/2019 09:10:22 AM 2 pgs
Fees: $13.00 Taxes: $666.00

20190820-0083243

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 19th day of August, 2019

Notary Public

Commission Expires: 11-21-22

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Pamela B. Simmons and James Timothy Davis 322 Blackman Road Nashville, TN 37211	NEW OWNER	032-15-0-027.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

William H. Coffman, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Pamela B. Simmons, unmarried and James Timothy Davis, married

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:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Grande Villa, Section One, of record in Book 4675, Page 30, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Said Lot 8 fronts 61.31 feet on the easterly margin of Grandville Court and extends back 263.09 feet on the northerly line and 286.15 feet on the southwesterly line, to a line on the rear which is a broken line on which it measures 415.88 feet.

Being the same property conveyed to Kenneth K. Coffman and wife, Dorothy J. Coffman by Warranty Deed from Zack Cheek Builders, Inc. of record in Book 4839, Page 705, Register's Office for Davidson County, Tennessee, dated June 25, 1974 and recorded on July 31, 1974. (Value or consideration shown in aforementioned deed $59,500.00.) Being also known as 109 Grandville Court, Nashville, Tennessee 37207. Kenneth K. Coffman having since died 12/21/1991, Dorothy J. Coffman having since died 8/2/2017, leaving William H. Coffman as the sole heir. Affidavits of Heirship of record in Instrument Nos. 20190820-0083241 and 20190820-0083242, Register's Office for Davidson County, Tennessee.

Subject property is not the principal residence of the grantor, nor the grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 109 Grandville Court, Nashville, TN 37207

RECORD AND RETURN
Tennessee Title Services
101 Springhouse Ct S-202
Hendersonville, TN 37075

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 19th day of August, 2019.

William H. Coffman

William H. Coffman

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William H. Coffman** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 19th day of August, 2019.

Kim Gillespie

Notary Public
My Commission Expires: 9.22.20

(Notary Seal)

