Karen Johnson Davidson County
Batch# 274950 DEEDWARR
08/22/2019 08:45:02 AM 2 pgs
Fees: $13.00 Taxes: $888.00
20190822-0084252

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 240,000

Affiant Signature

Subscribed and sworn to before me on this the 12th day of August, 2019

Notary Public

My Commission expires 07 / 06 / 20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
880 Highlands Circle
Los Altos, CA 94024
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 04107008100

WARRANTY DEED

19NT00680

Effective the 12th day of August, 2019 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

CARLA ELIZABETH EDDY AND RANDALL RAY COFFEE

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

GINO BLEFARI, TRUSTEE OF THE BLEFARI 1997 REVOCABLE TRUST

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Bell Valley, of record in Book 3500, Page 45, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 121.6 feet on the Southerly side of Lyric Lane and runs back between lines 145 feet on the Easterly side and 145.3 feet on the Westerly side to a line at the rear on which it measures 109.7 feet.

Being the same property conveyed to Carla Elizabeth Eddy and Randall Ray Coffee, by Quit Claim Deed from Alfred R. Coffee and wife, Caroline E. Coffee, dated 04/23/2010 and recorded 07/09/2010 as Document No. 20100709-0053779, Register's Office for Davidson County, TN.

This is an improved property commonly known as 1217 Lyric Ln, Nashville, TN 37207.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: A-84-19-1217

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 14th day of August, 2019

Carla Elizabeth Eddy

Carla Elizabeth Eddy

Randall Ray Coffee

Randall Ray Coffee

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Carla Elizabeth Eddy and Randall Ray Coffee** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 14th day of August, 2019.

Carol B Christian

Notary Public

My commission expires: 2/9/2020

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON