THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 287454 DEEDWARR
09/18/2019 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,435.60
20190918-0094650

ADDRESS NEW OWNER
Emily Rigsby
8677 Burkitt Place Dr.
Nolensville, TN 37135

SEND TAX BILLS TO
Legends Bank
310 N. First Street
Clarksville, TN 37040

MAP/PARCEL
186040A001.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CANDICE COON AND BRAD COON, WIFE AND HUSBAND** ("Grantor" herein **EMILY RIGSBY AND TREVOR RIGSBY, WIFE AND HUSBAND,** ("Grantee" herein), its successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 186 on the Plan of Burkitt Place, Phase 1 A, Section I, of record as Instrument No. 20060315-0029572, as corrected in Instrument No. 20060427-0048557, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CANDICE COON AND BRAD COON, WIFE AND HUSBAND, by deed from REID ZWICKEL AND KARI ZWICKEL, of record in Instrument No. 20121130-0109901, dated November 29, 2012, said Register's Office.

This is improved property known as: 8677 Burkitt Place, Drive, Nolensville, TN 37135

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, her successors and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind himself, his assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2019 real property taxes and any easements, covenants and restrictions of record.

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

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hands as of this 16th day of September, 2019.

CANDICE COON

BRAD COON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Paul Soper, a Notary Public of the State and County aforesaid, personally appeared CANDICE COON AND BRAD COON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 16th day of September, 2019.

Notary Public

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1/3/22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$388,000.00.**

Sworn to and subscribed before me this 16th day of September, 2019.

Notary Public

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

My Commission Expires: 08/30/2021

201909180094650

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am 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.

Penny Y. Ray

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)