This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 7-20-6794

Karen Johnson Davidson County
Batch# 385460 DEEDWARR
04/14/2020 10:39:55 AM 2 pgs
Fees: $13.00 Taxes: $1,813.00

20200414-0038764

COURTNEY POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $490,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of April, 2020.

Notary Public
My Commission Expires: 10/31/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Justin D. Coffey and Brandy L. Coffey 4632 Sterling Cross Nashville, TN 37211	New Owner	172-14-0B-084.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Philip L. Andrews and wife, Janette Andrews**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Justin D. Coffey and Brandy L. Coffey, husband and wife**, hereinafter called the Grantee(s), his/her/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 all of Lot No. 84, Winfield Park, Phase 1, Section 1, Revision 1, Cluster Lot Development, according to survey and plat of same appearing of record in Instrument No. 20010313-0024108, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Philip L. Andrews and wife, Janette Andrews by Warranty Deed from Turnberry Homes, L.L.C., dated September 30, 1999, recorded October 4, 1999, of record in Book 11687, page 656, Register's Office for Davidson County, Tennessee.

This is improved property located at: **4632 Sterling Cross, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. 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, Grantor has executed this instrument on this 13th day of April, 2020.

GRANTOR:

Philip L. Andrews

Janette Andrews

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Philip L. Andrews and Janette Andrews, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of April, 2020.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY