WARRANTY DEED

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

JM-SB-VRES-20-3804

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $522,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 430418 **DEEDWARR**
07/06/2020 11:24:32 AM 2 pgs
Fees: $13.00 Taxes: $1,931.40

20200706-0072290

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Carol Cordell and Bruce Cordell	**NEW OWNER**	
(NAME)	(NAME)	**062-09-0-033-00**
4010 Brush Hill Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216-1902		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT A. COFFEN, JR, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAROL CORDELL AND BRUCE CORDELL, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 1 and 2 and the Southerly 50 feet of Lot No. 3 on the unrecorded map of Jackson Park, River Section, described according to a survey made by W. B. Southgate, Surveyor in April 1931, as follows:

Beginning at a stake in the Northeast corner of the intersection of Brush Hill Road, and a 25-foot street, being the Southwest corner of said Lot No. 1; thence with said street and the Northerly line of Riverwood Subdivision, south 88 degrees east 325 feet to a point 25 feet east of an iron pin on the bluff of the Cumberland River, thence Northerly, with the rear line of said Lots Nos. 1, 2 and 3, 270 feet, more or less, to a point in the rear line of Lot No. 3, said rear line being 25 feet east of the bluff of the Cumberland River, thence Westerly, with the Northerly margin of the property herein conveyed, 340.5 feet to a point in the Easterly margin of Brush Hill Road, said point being 50 feet north of the Southwest corner of said Lot No. 3; thence Southerly, with the Easterly margin of Brush Hill Road, 275 feet to the point of beginning.

Included in the above, but specifically excluded is that property conveyed to Candace Avery, unmarried by deed of record in Instrument No. 20141014-0094755, Register's Office for Davidson County, Tennessee, described as follows:

Being a tract of land lying in Davidson County, Tennessee, also known as part of Lot 2 and 3 of the unrecorded map of Jackson Park, River Section, and being more particularly described as follows:

Beginning at an existing iron rod on the easterly right of way of way line of Brush Hill Road at a corner common with Marie E. Johnson and Kimberly Marie Koger, as of record in Deed instrument No. 20111113-0124234, at the Register's Office for Davidson County, Tennessee, being the northwest corner of the tract being described;

Thence leaving the easterly right of way line of Brush Hill Road with the southerly property line of Marie E. Johnson and Kimberly Marie Koger, South 83 degrees 55'18" East, 288.61 feet to an iron rod set as a witness point on top of bank of the Cumberland River a total of 313.61 feet;

Thence with the westerly bounds of the Cumberland River, South 21 degrees 44'07" East, 130.61 feet to a point at a corner common with Clifton D. Briley and Jodie A. Bell, as of recorded in Deed Instrument No. 20060407-0040492, as said Register's Office;

Thence leaving the westerly bounds of the Cumberland River the northerly property line of Clifton D. Briley and Jodie A. Bell, North 83 degrees 55'18" West, 25.00 feet to a iron rod set as a witness point a total of 326.80 feet to an iron rod set on the easterly right of way line of a 25 foot street;

Thence with the easterly right of way line of the 25 foot street and Brush Hill Road, North 16 degrees 22'51"

West, 125,00 feet to the point of beginning, containing 36,990 square feet (0.85 acres more or less).

Per boundary and topographic survey done by Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, Tennessee 37204. Dated August 19, 2013.

Being the same property conveyed to Robert A. Coffen, Jr, unmarried by Warranty deed from Clifton D. Briley and Jodie AA. Bell, married of record in Instrument No. 20170526-0052748 Register's Office for Davidson County, Tennessee, dated May 23, 2017 and recorded on May 26, 2017.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3804 Brush Hill Rd, Nashville, Tennessee 37216-1902**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 30th DAY OF JUNE, 2020.

Robert A Coffen Jr by Kat Coffen Jr as his attorney in fact

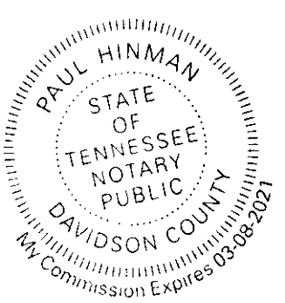
Robert A. Coffen, Jr.
by Kathleen Marie Coffen as his Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kathleen Marie Coffen, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ROBERT A. COFFEN, JR, and who acknowledged he/she/they executed the same as the free act and deed of the said ROBERT A. COFFEN, JR.

Witness my hand and official seal, this the 30th of June, 2020.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212