WARRANTY DEED

Karen Johnson Davidson County
Batch# 440749 DEEDWARR
07/20/2020 12:20:30 PM 2 pgs
Fees: $13.00 Taxes: $1,383.80
20200720-0079356

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $374,000.00.

Affiant

JILL SIMMONS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 9-18-2023

(AFFIX SEAL)

JM-SB-RA-20-244

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sean A. Leingang and Shannon A. Hayes	**NEW OWNER**	
(NAME)	(NAME)	**096-05-0-014.00**
244 Cumberland Cir		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **CHARLES T. COFFMAN, JR., UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SEAN A. LEINGANG AND SHANNON A. HAYES, HUSBAND AND WIFE,** 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 a part of Lot No. 90 on the Map of the Blue Fields Subdivision, Section 2, of record in Book 843, Page 34, Registers Office for Davidson County, Tennessee. Being Lot No. 1 on the Plan of R.D. Stanford's Resubdivision of Lots 90, 91, and 93, etc. not of record and described according to a survey of Z.J. Wilkinson, Surveyor, dated April 6, 1940, as follows: Beginning at a point in the southerly margin of Cumberland Circle 97 feet East of the common corner of Lots 90 and 91 on the Map of Blue Fields Subdivision, Section 2, of record in Book 843, Page 34, Register's Office for Davidson County, Tennessee; thence Easterly with the Southern margin of Cumberland Circle 72 feet to a point; thence South 307 feet to a , point 80 feet West of the common corner of Lots 89 and 90 of said Blue Fields Subdivision; thence West 72 feet to a point 98 feet East of the common corner of Lots 90 and 91 of said subdivision; thence North 305.5 feet to, the point of beginning.

Being the same property conveyed to Charles T. Coffman, Jr., unmarried by Warranty deed from John Edward Seaman and wife, Katherine Seaman of record in Instrument No. 20110602-0042334 Register's Office for Davidson County, Tennessee, dated May 26, 2011 and recorded on June 02, 2011.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 843, Page 34, Register's Office for Davidson County, Tennessee.
- Sewer Line Easement of record in Book 4337, Page 276, in the Register's Office for Davidson County, Tennessee.
- Avigation Easement of record in Book 9048, Page 91, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **244 Cumberland Cir, Nashville, Tennessee 37214**.

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 16th DAY OF JULY, 2020.

Charles T. Coffman, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES T. COFFMAN, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of July, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

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

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY