WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires JULY 5, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$370,000.00**

Jason B. Kelley, Chief Manager
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF OCTOBER, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J.B.A., a Tennessee General Partnership	**J.B.A., a Tennessee General Partnership**	**117-12-141**
(NAME) 949 Glendale Lane	(NAME) 949 Glendale Lane	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 11/14/07 15:57 2 pgs
Fees:13.00 Taxes:1369.00

20071114-0133778

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Cathy J. Coats, unmarried and William Mayes Coats, unmarried as joint tenants with the right of survivorship**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **J.B.A., a Tennessee General Partnership**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the southerly 90 feet front and 109.8 feet rear of Lot No. 2 of Block "B" on the Plan of Galecrest Subdivision No. 2, as of record in Book 843, Page 30, Register's Office for said County.

Said part of Lot No. 2 fronts 90 feet on the westerly side of the Granny White Road, and runs back 178.6 feet more or less on the northerly line and 2340 feet on the southerly line to the easterly line of Lot No. 5, measuring 109.8 feet thereon.

Being the same property conveyed to Cathy J. ~~Coates~~ Coats "PCCWC", unmarried and Williams Mayes ~~Coates~~ Coats "PCCWC", unmarried, a joint tenants with the right of survivorship by Deed from Judy Frensley Johnston, married of record in Book 9530, Page 520, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **3503 Granny White Pike, Nashville, TN 37204**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 31st day of October, 2007.

Cathy J. Coats
Cathy J. Coats

William Mayes Coats
William Mayes Coats

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cathy J. Coats, unmarried and William Mayes Coats, unmarried, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31 DAY OF OCTOBER, 2007.

Commission expires:

Notary Public

SHANNON PHILDIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires JULY 5, 2011