File No. 90173

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson Smtt

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: 12-10-2012
(AFFIX SEAL)

WILLIAMSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE LAURIE M. HARRIS

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Franks Limited, LLC	Same	131050B41200CO
(NAME)	(NAME)	
256 Seaboard Lane, Ste B-104		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 02/26/09 15:12 2 pgs
Fees:13.00 Taxes:462.50
20090226-0017082

FOR AND IN 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, Katie L. Coker (formerly known as Katie L. Lovett) and husband, Jeffrey T. Coker, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Franks Limited, LLC, 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:

A condominium apartment in Davidson County, Tennessee, being Unit No. 412 of Four Seasons Condominium horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5050, Page 30 and shown as Exhibit "D" to the Master Deed in Book 6841, Page 349, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Katie L. Lovett by deed from Russell T. Wingo, III, unmarried, dated November 10, 2006 and recorded on November 13, 2006 in Instrument No. 20061113-0140622, Register's Office, Davidson County, Tennessee. The said Katie L. Lovett is now known as Katie L. Coker.

Subject to Master Deed of record in Book 6841, page 349 and Book 6847, page 122, said Register's Office.

Subject to easements of record in Book 6869, page 157 and Book 6869, page 162, re-recorded in Book 6870, page 966 and Book 7776, page 899 and in Instrument No. 20010912-0099679, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 412 Summit Ridge Place, Nashville, TN 37215

(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

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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 hand this.

Katie L. Coker

Katie L. Coker

Jeffrey T. Coker

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal this 24th day of February, 2009.

Commission expires: 2/24/10

Rebecca Campbell

Notary Public

Rebecca Campbell State Of Tennessee Notary Public Sumner County