Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $325,000.00

Affiant

Subscribed and sworn to before me, this 9th day of June 2011.

Notary Public
My commission expires: 3/4/15

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

03-1105-37099

Address of New Owner:	Send Tax Bills to:	Tax Information
Severine A. Halls 925 Benton Avenue Nashville TN 37204	NEW OWNER	105-09-0 417.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jeffrey Coker and wife, Jennifer Coker, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Severine A. Halls and ~~wife~~ *husband, Kelly D. Halls, hereinafter called the Grantees, their successors 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 part of Lot No. 12 in W.L.B. Lawrence's Plan of Lots, of record in Book 21, Page 148, Register's Office for Davidson County, Tennessee. Beginning on the southerly side of Arlington Avenue at a point 212 feet easterly from the easterly margin of 10th Avenue South, formerly Joyett or Pomeroy Avenue, running thence with the southerly margin of Arlington Avenue, now Benton Avenue easterly 55 feet to a point 60 feet westerly from H.M. Phillips northwest corner; thence southerly parallel with the easterly margin of 10th Avenue South, 288.75 feet to the northerly margin of an alley; thence with the northerly margin of said alley, westerly 55 feet to a point 212 feet easterly from the easterly margin of 10th Avenue South; thence northerly 288.75 feet to the beginning.

Being the same property conveyed to Jeffrey Coker and wife, Jennifer Coker by deed from Mansfield Neely, Jr. and wife, Evelyn J. M. Neely, dated August 20, 2007, recorded August 30, 2007 in Instrument No. 20070830-0104270, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 925 Benton Avenue, Nashville, TN 37204

BILL GARRETT, Davidson County
Trans:T20110042619 DEEDWARR
Recvd: 07/15/11 09:11 2 pgs
Fees:13.00 Taxes:1202.50
20110715-0054135

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 9th day of June, 2011.

Jeffrey Coker

Jennifer Coker

STATE OF Florida
COUNTY OF Duval

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jeffrey Coker and Jennifer Coker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Jacksonville, FL, this 9th day of June, 2011.

Notary Public

My Commission expires Nov. 11, 2014

SHARON A. ADAMS
MY COMMISSION # EE041319
EXPIRES November 11, 2014
(407) 398-0153 FloridaNotaryService.com