WARRANTY DEED

The actual consideration or value for this transfer is $ 83,800.00

AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 19 day of MARCH, 2012.

NOTARY PUBLIC
My Commission Expires: 3-8-2016

JOHNSTON ELLIS III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This space for Register of Deeds

BILL GARRETT, Davidson County
Trans:T20120019855 DEEDWARR
Recvd: 03/20/12 08:15 2 pgs
Fees:13.00 Taxes:310.06

20120320-0023367

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd, Old Hickory, TN 37138, 615-847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
JAMES E. COAKLEY, L.E. CRYSTAL C. McMAHON 4346 Old Hickory Blvd. Old Hickory, Tennessee 37138	New Owner	064 13 0 / 056.00

FOR Love and Affection, AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by CRYSTAL C. McMAHON, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **JAMES E. COAKLEY**, Un-Married, the GRANTOR herein, Retaining for myself a Life Estate, have bargained and sold, and by these presents do transfer and convey unto:

JAMES E. COAKLEY for Life, Remainder to: CRYSTAL C. McMAHON, the GRANTEES herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee Being Lot No. 7 of Block 2, on the Plan of BERRYVILLE, recorded 4/2/1918, and as of record in Book 421, page 117 Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the Easterly side of Hadley Road (Now known as Old Hickory Blvd.) and extends back between parallel lines 150 feet to an alley.

Being all the same Property conveyed to Melissa Diane Cripps by Deed from Jerry Alton Cripps of record as Instrument #20021017-0127754. Subsequently, Melissa Diane Cripps executed a land contract with James E. Coakley for the sale of said property, a Memorandum of said Contract being of record as Instrument #20041022-0127308. James E. Coakley fulfilled all terms and conditions of said Contract and was Vested with title by Order of the Chancery Court of Davidson County, Case #10-1289-II, and of Record as Instrument #20110209-0011365, Said Register's Office.

The above description is the same as in the previous deed of record.

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. I do covenant with the said GRANTEES that I am 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. I do further covenant and bind myself, my 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.

The herein described property is subject to the following:
2112 Property taxes. *Sewer and Drainage Easement of record in Book 10782, page 377,*

This is improved property known as: 4346 Old Hickory Blvd., Old Hickory, TN 37138.

Witness my hand this 19th day of MARCH, 2012.

James Coakley
JAMES E. COAKLEY

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, Leroy J. Ellis, IV, a Notary Public in and for said County and State, the within named JAMES E. COAKLEY the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 19th day of MARCH, 2012.

NOTARY PUBLIC

My Commission Expires: 3-8-2016

LEROY JOHNSTON ELLIS IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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WARRANTY DEED

From: *JAMES E. COAKLEY*
Un-Married

To: *JAMES E. COAKLEY*
For Life, Remainder to:
CRYSTAL C. McMAHON

Property:
4346 Old Hickory Blvd.
Old Hickory, TN 37138

This Instrument was Prepared by:

Johnny Ellis
Attorney at Law
3844 Old Hickory Blvd.
Old Hickory, Tennessee
615-847-2000

johnny@ljelaw.com
www.ljelaw.com