THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JULY, 2013. Notary Public MY COMMISSION EXPIRES: 6/15/2014 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20130064036 DEEDWARR
Recvd: 07/26/13 14:01 2 pgs
Fees: 13.00 Taxes: 647.50
20130726-0077894

LORI C. WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henry S. Coker	Churchill Mortgage Corp.	MAP 142-14
706 Harpeth Knoll Road	761 Old Hickory Blvd.,#400	PARCEL 065.00
Nashville, TN 37221	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Heather Suzanne Sandell (formerly Heather Suzanne Beasley Wasserman) and Penelope Anne Beasley, as tenants in common with no right of survivorship**
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Henry S. Coker and Nancy K. Coker, husband and wife,**
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:

Land in Davidson County, Tennessee, being Lot No. 218 on the Plan of Section 2, Harpeth Valley Park, of record in Plat Book 3700, Page 129, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John W. Beasley and wife, Linda D. Beasley by Deed from James M. Moran and wife, Sybil Moran, of record in Book 4799, page 620, Register's Office for Davidson County, Tennessee, dated February 27, 1974 and recorded on March 26, 1974; and

Being the same property conveyed to Linda D. Beasley by Quitclaim Deed from John W. Beasley, of record in Book 5856, page 51, Register's Office for Davidson County, Tennessee, dated February 22, 1982 and recorded on March 1, 1982; and

Being the same property conveyed to William J. Marett, Jr., Trustee by Quitclaim Deed from John W. Beasley and Linda Frances (Dickson) Beasley, both individually and as husband and wife, of record in Book 9555, page 415, Register's Office for Davidson County, Tennessee, dated December 27, 1994 and recorded on December 27, 1994, and within the same deed, the said William J. Marett, Jr. conveyed his interest in the subject property to Linda Frances (Dickson) Beasley, a one-half interest, Heather Suzanne (Beasley) Wasserman , a one-quarter interest and Penelope Anne Beasley, a one-quarter interest.

The said Linda Frances (Dickson) Beasley died on January 29, 2012, and pursuant to the terms of the aforementioned Quitclaim Deed her interest in the subject property passed to Heather Suzanne (Beasley) Wasserman (now known as Heather Suzanne Sandell), a one-half interest and Penelope Anne Beasley, a one-half interest, as tenants in common with no right of survivorship. Further, under the Will of Linda D. Beasley (filed under Docket number 12P-354 in the Seventh Circuit Court for Davidson County Tennessee), Penelope Anne Beasley and Heather Suzanne Beasley Wasserman (now Sandell) are her sole heirs and devisees.

This property is benefitted by a "Driveway Easement" of record at Book 4799, page 613, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **706 Harpeth Knoll Road, Nashville, TN 37221.**

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 the 22nd day of July, 2013.

Heather Suzanne Sandell

Penelope Anne Beasley

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 **Heather Suzanne Sandell** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 22nd day of July, 2013.

My Commission expires: 1-9-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

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 **Penelope Anne Beasley** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 22nd day of July, 2013.

My Commission expires: 1-9-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public