(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140086763 DEEDWARR
Recvd: 11/18/14 10:36 2 pgs
Fees:13.00 Taxes:627.21
20141118-0106192

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,516.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 6-4-17

(AFFIX SEAL)

VALERIE L. LANE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip Ryan Coatney and Emily Coatney	Phillip Ryan Coatney and Emily Coatney	081-150 254.00
(NAME)	(NAME)	
1516 16th Avenue North	1516 16th Avenue North	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(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, I, **Deep River Development, LLC**, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Emily **Coatney and Phillip Ryan Coatney, wife and husband**, 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 the northerly part of Lot No. 310 on the Plan of DTMcGavock and Others' Addition, as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee, described partly according to a survey made by George W. Watkins, Surveyor, April 14, 1954, as follows:

Beginning at an iron pin in the easterly margin of 16th Avenue North at a common corner of Lots Nos. 309 and 310 on said plan; thence with the line between said lots eastwardly 170 feet to an iron pin on the westerly margin of a 16 foot alley; thence with the westerly margin of said alley, southwardly 46 feet to an iron pin, thence South 50 deg. 15 min. West 37.5 feet to an iron pin; thence South 39 deg. 15 min. West 48.7 feet to an iron pin and thence South 33 deg. East 5 feet to the northeast corner of property conveyed to Albert F Koch, Sr. by deed from Nettie Lee Koch, of record in Book 2243, page 621, as corrected by instrument of record in Book 2275, page 461, said Registers Office; thence with the northerly line of Albert F. Koch, Sr. property, westwardly 85 feet, more or less, to the easterly margin of 16th Avenue North; and thence northwardly, with the easterly margin of said Avenue, 60 feet to the beginning.

BEING the same property conveyed to Charles M. White by Warranty Deed from Mary Theresa Lytton, a widow, dated May 4, 2010, of record in Instrument No. 20100517-0037851, Register's Office for Davidson County, Tennessee. The said Charles M. White having since died. The subject property was devised to Charles Henry White by the Last Will and Testament of said Charles M. White. The said Charles Henry White was appointed Executor of the Estate of Charles M. White as shown on Letters Testamentary in Case No. 12P1515, Seventh Circuit Court of Davidson County, Tennessee. Also being the same property conveyed to Charles Henry White by Executor's Deed from Charles Henry White, Executor of the Estate of Charles M. White, dated June 19, 2014, as of record in Instrument No. 20140630-0057233, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Deep River Development, LLC, a Tennessee limited liability company, by Warranty Deed from Charles Henry White, joined by wife, Theresa A. Samuel-White, dated June 19, 2014, of record in Instrument No. 20140630-0057234, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2014, which have been prorated, all matters appearing on the Plan of record in Book 21, page 41; Easement of record in Instrument No. 20120213-0012491; all matters appearing of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1516 16th Avenue North, Nashville, TN 37208

(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.

IN WITNESS WHEREOF, this document was executed this 12th day of November, 2014.

Deep River Development, LLC

By:
Bryan D. Spicer, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Bryan D. Spicer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Authorized Agent of Deep River Development, LLC, the within named bargainor, and that he as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Bryan D. Spicer as such Authorized Agent.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of November, 2014.

Notary Public

My Commission Expires: 6-4-17

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires
June 4, 2017