Davidson County DEEDWARR
Recvd: 04/23/15 14:55 2 pgs
Fees:13.00 Taxes:1572.50
20150423-0036563

PREPARED BY (AND RETURN TO):
Wilkins & Ivey, Attys.

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Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DKM) Title No.: 57361
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
HR Properties of Tennessee, a Tennessee general partnership 2505 B Vaulx Lane Nashville, TN 37204	New Owner

TAX MAP PARCEL NUMBERS: 0911105800 & 09111005700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$425,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William Cote**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **HR Properties of Tennessee, a Tennessee general partnership,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being more particularly described as follows:

TRACT 1: (5010 Illinois Avenue)

Land in Davidson County, Tennessee, being Lot Nos. 917 and 919 of Block 1321, Plan No. 1, West Nashville, of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 917 and 919 front 25 feet on the northerly side of Illinois Avenue, and run back between parallel lines 150 feet to an alley.

TRACT 2: (5012 Illinois Avenue)

Land in Davidson County, Tennessee, being Lot Nos. 921 and 923 of Block 1321, Plan No. 1, West Nashville, of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 921 and 923 front together 60 feet on the northerly side of Illinois Avenue, and run back between parallel lines with the easterly margin of 51st Avenue North, 150 feet to an alley.

Being part of the same property conveyed to Sherryll Cote by Executrix's Deed from Carolyn A. Kellebrew, Executrix of the Estate of Herschel L. Cooper, of record in Instrument No. 20111025-0082881, Register's Office for Davidson County, Tennessee. The said Sherryll Cote has since died. The Last Will and Testament of Sherryll Cooper Cote, of record in Docket No. 12P-467, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division and recorded in Instrument No. 201301117-0005655, Register's Office for Davidson County, Tennessee, devised subject property to William Earnest Cote. By Affidavit of Inheritance, of record in Instrument No. 20130117-0005656, said Register's Office, subject property was vested in William Cote.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 57, Pages 74 and 75, said Register's Office.

This is improved property, known as 5010 - 5012 Illinois Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of April, 2015.

William Cote

State of Tennessee

County of Davidson

On this 22nd day of April, 2015, before me the undersigned authority, personally appeared William Cote, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

State of Tennessee

County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $425,000.00.

Affiant

Sworn and subscribed before me this 22nd day of April, 2015.

Notary

My Commission Expires: 7-5-16

K CLOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-5-16

K CLOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON