WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M 15-1536

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Nashville, TN 37205
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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150053622 DEEDWARR
Recvd: 07/02/15 13:32 2 pgs
Fees:13.00 Taxes:1702.00
20150702-0064346

W & I Ref: (DKM) Title No.: 57567
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
CoatesKopsCreative, LLC 604 Monroe Street Nashville, TN 37208	CoatesKopsCreative, LLC C/O Sherri Coates 929 Clayton Ave. Nashville, TN 37204

TAX MAP PARCEL NUMBERS: 08209003700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$460,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Donna J. Warren, Trustee under the Revocable Trust Agreement of Donna J. Warren dated August 10, 2010**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **CoatesKopsCreative, LLC** 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 in the 1st Ward of Nashville, said County and State, being the westerly part of Lot No. 17 on the Plan of the North Nashville Real Estate Company's Property, of record in Book 21, Page 105, Register's Office for said County.

Said part of Lot No. 17 fronts 35 feet 2 inches on the northerly side of Monroe Street and runs back 160 feet to an alley, measuring 34 feet 10 inches thereon.

Being the same property conveyed to Donna Warren by Warranty Deed from Metropolitan Development and Housing Agency, dated February 18, 1986, Recorded February 18, 1986 in Book 6784, Page 422, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Donna J. Warren, Trustee under the Revocable Trust Agreement of Donna J. Warren dated August 10, 2010, by Quitclaim Deed from Donna J. Warren, dated August 10, 2010, recorded September 21, 2010 in Instrument No. 20100921-0074917, Register's Office for Davidson County, Tennessee.

Donna Warren and Donna J. Warren being one and the same person.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 21, Page 105, said Register's Office.

This is improved property, known as 604 Monroe Street, Nashville, TN 37208

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 30th day of June, 2015.

Donna J. Warren, TRUSTEE

Donna J. Warren, Trustee under the Revocable Trust Agreement of Donna J. Warren dated August 10, 2010

State of Tennessee

County of Davidson

On this 30th day of June, 2015, before me the undersigned authority, personally appeared Donna J. Warren, Trustee under the Revocable Trust Agreement of Donna J. Warren dated August 10, 2010, 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 for the purposes therein contained and in the capacity thereof.

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 Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $460,000.00.

Affiant

Sworn and subscribed before me this 30 day of June, 2015.

Notary

My Commission Expires: _____

DEBORAH L. BISSETT
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019