WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 day of March, 2016.

Notary Public

MY COMMISSION EXPIRES: 7/30/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Jack Cunningham	Jack Cunnigham	109 01 0A 061.00
(NAME) P.O. Box 249	(NAME) P.O. Box 249	
(ADDRESS) Ridgetop, TN 37152	(ADDRESS) Ridgetop, TN 37152	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20160481

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/we, James R. Coakley and wife, Kathleen M. Coakley, Trustee's of the Coakley Joint Revocable Living Trust Agreement U/A/D 11/22/02 , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Jack Cunningham, 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. :

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 22 on the plan of First Revision, Phase Three, Lakeridge, of record in Plat Book 9700, page 373, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James R. Coakley and wife, Kathleen M. Coakley, Trustee's of the Coakley Joint Revocable Living Trust Agreement U/A/D November 22, 2002 by Warranty Deed from James R. Coakley, Individually, filed of record on November 25, 2002 in Instrument No. 20021125-0145992, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 9669, Page 715, and all terms and provisions of the Master Deed aqnd By-Laws, of record in Book 9669, Page 738, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 3804 Lakeridge Run, Nashville, TN 37214
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we 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. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20160021563 DEEDWARR
Recvd: 03/16/16 12:40 2 pgs
Fees:13.00 Taxes:814.00
20160316-0025009

Witness my hand this 15 day of March, 2016.

James R. Coakley and wife, Kathleen M. Coakley, Trustee's of the Coakley Joint Revocable Living Trust Agreement U/A/D 11/22/02

BY: _____ TRUSTEE
James R. Coakley, Trustee

BY: Kathleen M. Coakley Trustee
Kathleen M. Coakley, Trustee

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, James R. Coakley and wife, Kathleen M. Coakley, Trustee's of the Coakley Joint Revocable Living Trust Agreement U/A/D 11/22/02, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this 15th of March, 2016.

_____
Notary Public
My Commission Expires: 7/30/17

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY