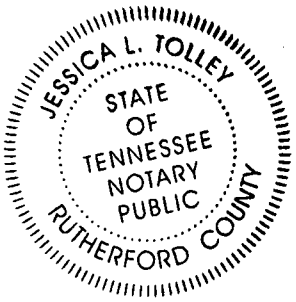
File No.: 16065274

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,250.00.

Lynn Vaught
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of June, 2016.

Jessica L Tolley
Notary Public

MY COMMISSION EXPIRES: 12-16-18

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Terry L. Coker | Terry L. Coker | 095 12 0A 227.00 |
| (NAME) | (NAME) | |
| 3028 Lebanon Pike | 3028 Lebanon Pike | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | Nashville, TN 37214 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

BILL GARRETT, Davidson County
Trans:T20160050659 DEEDWARR
Recvd: 06/15/16 11:18 2 pgs
Fees:13.00 Taxes:925.93
20160615-0060544

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **3 Brothers LLC**, a Tennessee limited liability company, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Terry L. Coker**, hereinafter called the GRANTEE, his 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, and being all of Lot No. 1, Final Plat, Lot 1, Section 2, Phase 3, Lakeland, according to survey and plat of same appearing of record in Book 9700, page 310, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to 3 Brothers LLC, a Tennessee Limited Liability Company, by Warranty Deed dated 11/13/2015 and filed for record on 11/20/2015 in Instrument 20151120-0117838, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters as set forth per Plat of record in Book 9700, page 310; all matters including but not limited to Restrictions and Easements of record in Book 6781, page 163; Declaration of Covenants, Conditions and Restrictions of record in Book 7826, page 462, as amended in Book 8079, page 800; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4925, page 65, Book 4286, page 864 and Book 4754, page 522; Transmission Line Easement to the City of Nashville of record in Book 2145, page 20 and Book 2017, page 592; Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County of record in Book 7628, page 596 and Book 7628, page 590; all of the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is unimproved property known as: 2621 Airwood Dr., Nashville, TN 37214

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, his heirs and assigns forever; and GRANTOR covenants with the said GRANTEE that it is lawfully seized 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; and GRANTOR further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 its hand this 10th day of June, 2016.

3 BROTHERS LLC

BY: _____
Mohab Khamis, Member

BY: _____
Malak Salama, Member

State of Tennessee
County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Mohab Khamis and Malak Salama with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the Members of 3 Brothers LLC and that they executed the foregoing instrument for the purposes therein contained, by signing the name of the the entity by themselves as Members.

WITNESS my hand and seal this 10th day of June, 2016.

_____
Notary Public
My Commission Expires: 3/18/2019

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

**RETURN TO:**
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130
File No.: 16065274