WARRANTY DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $167,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF JUNE, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C. DBA VANDERPOOL & PEARMAN, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8131 COKER CP CB

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Justin Coker	SAME	141060D05000CO
3103 Harpeth Springs Drive		
Nashville, TN 37221		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JAMES N. WATSON, A SINGLE MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JUSTIN COKER, A SINGLE MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 3103 Harpeth Springs Drive, Nashville, TN 37221

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 my hand on the 17th day of June, 2016.

James N. Watson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BILL GARRETT, Davidson County
Trans: T20160052077 DEEDWARR
Recvd: 06/20/16 10:49 2 pgs
Fees: 13.00 Taxes: 617.90
20160620-0062336

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, JAMES N. WATSON, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, ~~this~~ 17th day of June, 2016.

Notary Public_____

My Commission Expires:_____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

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EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit number 50 on the plan of Riverbridge Community as of record in Instrument number 20030213-0019999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to James N. Watson by Warranty Deed from Fouad Ismat Boulos, unmarried, recorded on the 25th day of June, 2007 in Instrument No. 20070625-0075875, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVERBRIDGE COMMUNITY, as recorded in Instrument No. 20030213-0019999 and PUD Boundary Plat recorded at Instrument No. 20020709-0082561 and Right of Way Dedication recorded at Instrument No. 20081208-0118318, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
4. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20030205-0016044, 20030303-0027396, 20030806-0111893 and 20100330-0023630 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
5. Terms and provisions of By-Laws recorded in Instrument No. 20030218-0020999.
6. Charter of Homeowners Association recorded at Instrument No. 20030218-0020998.
7. Easement for Public Utilities, recorded in Book 7601, Page 415.
8. Stormwater Detention Agreement recorded at Instrument No. 20021217-0155374.
9. Easement for flow of the waters of the Harpeth Rivers and the rights of the public therein.
10. Rights of the upper and the lower riparian owners to the flow of the waters of the Harpeth River.
11. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of waters of the Harpeth River.
12. Easement and rights granted to Nashville, Chattanooga and St. Louis Railway as set forth in Book 1298, Page 244.
13. Grant of Easement recorded at Instrument No. 20121114-0104692.
14. Note: For informational purposes the previous Deed from Fouad Ismat Boulos to James N. Watson was recorded on June 25, 2007 and had a consideration value of $150000, as filed of record in the Davidson County Register of Deeds Office. The Company has provided this for informational purposes only and this will not impact the coverage afforded by First American Title Insurance Company.