Return to:
LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $405,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of September, 2016.

Notary Public

My commission expires: 5-6-19

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

BILL GARRETT, Davidson County
Trans:T20160086775 DEEDWARR
Recvd: 10/03/16 14:11 2 pgs
Fees:13.00 Taxes:1498.50
20161003-0104051

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
John Edward Turner	New Owner	
1247 4th Avenue North		082-09-0Q-035.00-CO
Nashville, TN 37208-2713		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOHN COKE AND JACILYNNE COKE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN EDWARD TURNER, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1247 of Horizontal Property Regime of 4th and Monroe, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Horizontal Property Regime of 4th and Monroe of record in Instrument Number 20070619-0073328, as amended and restated in Instrument No. 20120824-0076410, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit D to said Amended and Restated Master Deed in Instrument No. 20120824-0076410; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit A-1 to said Amended and Restated Master Deed in Instrument No. 20120824-0076410 and further amended in Instrument No. 20130718-0074552, said Register's Office.

Being the same property conveyed to John Coke and Jacilynne Coke, husband and wife by Special Warranty deed from Nashten, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20140424-0034738 Register's Office for Davidson County, Tennessee, dated April 23, 2014 and recorded on April 24, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1247 4th Avenue North, Nashville, TN 37208-2713.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of September, 2016.

John Coke

Jacilynne Coke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John Coke and Jacilynne Coke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of September, 2016.

Notary Public

My Commission Expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017