WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170015508 DEEDWARR
Recvd: 02/22/17 09:19 2 pgs
Fees:13.00 Taxes:1424.13
20170222-0017640

R-VRES-17-1503

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $384,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mary Matthews Coker and Cullen Davis Coker	**Mortgage Investors Group**	
(NAME) **1501 61st Avenue N**	(NAME) **8320 East Walker Springs Lane**	**091-02-4D-002.00CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **Knoxville, TN 37923**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ERBAN COMMERCIAL REALTY, L.P., A TENNESSEE LIMITED PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARY MATTHEWS COKER AND CULLEN DAVIS COKER, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, 1503 61st Avenue Townhomes, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for 1503 61st Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20160407-0033557, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to Erban Commercial Realty, L.P. by Quitclaim Deed from Erban Realty Co., Ernest Russell Buchi, Jr., Lanell B. Padgett, and Russanne Buchi of record in Book 11280, Page 419, Register's Office for Davidson County, Tennessee, dated December 28, 1998 and recorded on January 4, 1999; further being a part of the same property conveyed to Erban Commercial Realty, L.P., a Tennessee limited partnership by Quitclaim Deed from Erban Commercial Realty, L.P., a Tennessee limited partnership of record in Instrument No. 20160310-0023235 Register's Office for Davidson County, Tennessee, dated March 10, 2016 and recorded on March 10, 2016 and further being a part of the same property conveyed to Erban Commercial Realty, L.P., a Tennessee limited partnership by Quitclaim Deed from Erban Commercial Realty, L.P., a Tennessee limited partnership of record in Instrument No. 20160407-0033556 Register's Office for Davidson County, Tennessee, dated April 6, 2016 and recorded on April 7, 2016.

This conveyance is subject to:
- All matters shown on the Plan of record in Plat Book 161, Page 75, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions recorded in Instrument No. 20160407-0033557, said Register's Office.
- Agreement for Dedication of Easement for Storms Sewers and/or Sanitary Sewers of record in Book 4655, Page 6, in the Register's Office for Davidson County, Tennessee.
- Property taxes for the year 2017 and subsequent.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1501 61st Avenue N, Nashville, Tennessee 37209**.

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 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 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/our hand(s) this the 17th DAY OF FEBRUARY, 2017.

ERBan COMMERCIAL REALTY, L.P., a Tennessee limited partnership

BY: BUCHI, INC., a Tennessee corporation, its General Partner

BY: _____
Sharon B. Tillman
President, BUCHI, INC.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHARON B. TILLMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged herself to be the President of Buchi, Inc., General Partner of ERBan Commercial Realty, L.P., the within named bargainor, a Tennessee Limited Partnership, and that she as such President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17 day of Feb, 2017.

_____
Notary Public
My Commission Expires: 1/6/2020

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 01-06-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212