STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF March, 2017.

_____
Notary Public
MY COMMISSION EXPIRES: 3/27/18
File No. G16-7088D

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

BILL GARRETT, Davidson County
Trans:T20170025072 DEEDWARR
Recvd: 03/24/17 11:28 3 pgs
Fees:18.00 Taxes:4070.00
20170324-0028955

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
EGG Properties, LLLP (NAME)	First Nationanl Bank (NAME)	
101-114 Hoffman Place 14 units;Townhouse Villas (STREET ADDRESS)	100 W High Street (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Manchester, TN 37355 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Beniamin Coman and Violica Coman, Husband and Wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EGG Properties, LLLP,** 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:

Being Lot No. 101 on the plan of TOWNHOUSE VILLA of record in Plat Book 6250, Page 587, Register's Office for Davidson County, Tennessee.
BEING the same property conveyed to Beniamin Coman and wife, Violica Coman from J. & N. Inc., by Warranty Deed dated September 6, 1996, in Book 10188, Page 662, in the Register's Office for Davidson County, Tennessee.

Being Lot No. 102 on the plan of TOWNHOUSE VILLA of record in Plat Book 6250, Page 587, Register's Office for Davidson County, Tennessee.
BEING the same property conveyed to Beniamin Coman and wife, Violica Coman from J. & N. Inc., by Warranty Deed dated September 6, 1996, in Book 10188, Page 671, in the Register's Office for Davidson County, Tennessee.

Being Lot No. 103 on the plan of TOWNHOUSE VILLA of record in Plat Book 6250, Page 587, Register's Office for Davidson County, Tennessee.
BEING the same property conveyed to Beniamin Coman and wife, Violica Coman from J. & N. Inc., by Warranty Deed dated September 6, 1996, in Book 10188, Page 668, in the Register's Office for Davidson County, Tennessee.

Being Lot No. 104 on the plan of TOWNHOUSE VILLA of record in Plat Book 6250, Page 587, Register's Office for Davidson County, Tennessee.
BEING the same property conveyed to Beniamin Coman and wife, Violica Coman from J. & N. Inc., by Warranty Deed dated September 6, 1996, in Book 10188, Page 665, in the Register's Office for Davidson County, Tennessee.

Being Lot No. 105 on the plan of TOWNHOUSE VILLA of record in Plat Book 6250, Page 587, Register's Office for Davidson County, Tennessee.
BEING the same property conveyed to Beniamin Coman and wife, Violica Coman from J. & N. Inc., by Warranty Deed dated September 6, 1996, in Book 10188, Page 659, in the Register's Office for Davidson County, Tennessee.

Being Lot No. 106 on the plan of TOWNHOUSE VILLA of record in Plat Book 6250, Page 587, Register's Office for Davidson County, Tennessee.
BEING the same property conveyed to Beniamin Coman and wife, Violica Coman from J. & N. Inc., by Warranty Deed dated September 6, 1996, in Book 10188, Page 656, in the Register's Office for Davidson County, Tennessee.

Being Lot No. 107 on the plan of TOWNHOUSE VILLA of record in Plat Book 6250, Page 587, Register's Office for Davidson County, Tennessee.
BEING the same property conveyed to Beniamin Coman and wife, Violica Coman from J. & N. Inc., by Warranty Deed dated September 6, 1996, in Book 10188, Page 692, in the Register's Office for Davidson County, Tennessee.

Being Lot No. 108 on the plan of TOWNHOUSE VILLA of record in Plat Book 6250, Page 587, Register's Office for Davidson County, Tennessee.
BEING the same property conveyed to Beniamin Coman and wife, Violica Coman from J. & N. Inc., by Warranty Deed dated September 6, 1996, in Book 10188, Page 689, in the Register's Office for Davidson County, Tennessee.

Being Lot No. 109 on the plan of TOWNHOUSE VILLA of record in Plat Book 6250, Page 587, Register's Office for Davidson County, Tennessee.
BEING the same property conveyed to Beniamin Coman and wife, Violica Coman from J. & N. Inc., by Warranty Deed dated September 6, 1996, in Book 10188, Page 686, in the Register's Office for Davidson County, Tennessee.

Being Lot No. 110 on the plan of TOWNHOUSE VILLA of record in Plat Book 6250, Page 587, Register's Office for Davidson County, Tennessee.
BEING the same property conveyed to Beniamin Coman and wife, Violica Coman from J. & N. Inc., by Warranty Deed dated September 6, 1996, in Book 10188, Page 683, in the Register's Office for Davidson County, Tennessee.

Being Lot No. 111 on the plan of TOWNHOUSE VILLA of record in Plat Book 6250, Page 587, Register's Office for Davidson County, Tennessee.
BEING the same property conveyed to Beniamin Coman and wife, Violica Coman from J. & N. Inc., by Warranty Deed dated September 6, 1996, in Book 10188, Page 680, in the Register's Office for Davidson County, Tennessee.

Being Lot No. 112 on the plan of TOWNHOUSE VILLA of record in Plat Book 6250, Page 587, Register's Office for Davidson County, Tennessee.
BEING the same property conveyed to Beniamin Coman and wife, Violica Coman from J. & N. Inc., by Warranty Deed dated September 6, 1996, in Book 10188, Page 674, in the Register's Office for Davidson County, Tennessee.

Being Lot No. 113 on the plan of TOWNHOUSE VILLA of record in Plat Book 6250, Page 587, Register's Office for Davidson County, Tennessee.
BEING the same property conveyed to Beniamin Coman and wife, Violica Coman from J. & N. Inc., by Warranty Deed dated September 6, 1996, in Book 10188, Page 650, in the Register's Office for Davidson County, Tennessee.

Being Lot No. 114 on the plan of TOWNHOUSE VILLA of record in Plat Book 6250, Page 587, Register's Office for Davidson County, Tennessee.
BEING the same property conveyed to Beniamin Coman and wife, Violica Coman from J. & N. Inc., by Warranty Deed dated September 6, 1996, in Book 10188, Page ~~677~~ 677, in the Register's Office for Davidson County, Tennessee.
Also conveyed herewith is any and all interest grantors may have in the common area.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6637, page 746, and in any allied instrument(s) referred to in said restrictions.
3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6250, page 587, Register's Office for Davidson County, Tennessee.

4. Charter of Homeowner's Association of record in Book 6637, page 767, Register's Office for Davidson County, Tennessee.
5. Common Area conveyed to Homeowner's Association of record in Book 6642, page 325, Register's Office for Davidson County, Tennessee.
6. Bylaws of record in Book 6637, page 756, Register's Office for Davidson County, Tennessee.
7. Storm water Detention Agreement as recorded in Book 6490, page 765, Register's Office for Davidson County, Tennessee.
8. Easement for sanitary sewers/storm drainage as recorded in Book 5120, page 293, Register's Office for Davidson County, Tennessee.
9. Grant of Gas Service Line or Fuel Line Easement as recorded in Book 5443, page 90, Register's Office for Davidson County, Tennessee.
10. Deed of Dedication to Madison Suburban Utility District for water mains as recorded in Book 6703, page 83, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 101-114 Hoffman Place, 14 units;Townhouse Villas, Madison, TN 37115.

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 we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 20th day of March, 2017.

x Beniamin Coman
Beniamin Coman

March 20, 2017
Date

x Violica Coman
Violica Coman

March 20, 2017
Date

STATE OF Tennessee

COUNTY OF Davidson }

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

Witness my hand and official seal, this 20th day of March, 2017.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066