File Box 8

Prepared by:
Realty Title & Escrow Company, Inc.
1904 Highway 46 South
Dickson, TN 37055

BILL GARRETT, Davidson County
Trans:T20170035317 DEEDWARR
Recvd: 04/26/17 14:44 2 pgs
Fees:13.00 Taxes:758.50
20170426-0041126

State Of Tennessee
County Of Dickson

The actual consideration or value, whichever is greater, for this transfer is $205,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of April, 2017.

Notary Public
My commission expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

17-1703-172539

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Andrew Coins<br>741 Croley Drive<br>Nashville TN 37209 | Renasant Bank<br>2001 Park Place N<br>Suite 150<br>Birmingham, AL 35203 | 090-08-0-190.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **W J Properties, a Tennessee General Partnership**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Andrew Coins and wife, Jennifer Coins**, hereinafter called the Grantees, their successors 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, being Lot No. 11, on the Plan of Jameswood, of record in Book 3842, Page 162, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to ruby Mai Clark by deed from Jace Bromley, a widower, dated November 23, 1976, recorded July 23, 1980, of record in Book 5627, Page 919, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to William Raymond Clark, Timothy Wayne Clark and John Jason Clark by Quitclaim Deed from Ruby Mai Clark, unmarried, dated December 19, 2006, recorded August 22, 2008, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to William Raymond Clark, Sr. (also known as William Raymond Clark) and John Jason Clark by Quitclaim Deed from Timothy Wayne Clark, dated February 2, 2011, recorded February 8, 2011, of record in Instrument No. 20110208-0010914, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to W J Properties by Quitclaim Deed from William Raymond Clark and John Jason Clark, dated May 18, 2012, recorded May 25, 2012, of record in Instrument No. 20120525-0045606, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 741 Croley Drive, Nashville, TN 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 Grantees, their heirs, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised 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. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 24th day of April, 2017.

W J Properties, a Tennessee general partnership

By: _____
William Clark, General Partner

By: _____
John J. Clark, General Partner

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William Clark and John J. Clark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Partners of W J Properties, a Tennessee general partnership, the within named bargainor, and that they are authorized by W J Properties, a Tennessee general partnership, to execute this instrument on its behalf.

Witness my hand in Dickson, TN, this 24th day of April, 2017.

_____
State of Tennessee at Large

My Commission expires: 1/6/19

KAREN S. FELTS
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-6-2019