{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	{MAP-PARCEL NOS}
{Tennessee Studio Mechanics	{ New Owner	}06003002100 }
{P.O. Box 90174	{	} }
{Nashville, TN 37209	{	} }
{This instrument prepared by: Robert J. Notestine III, Attorney at Law,		26b }
{109 Kenner Avenue, Suite 201, Nashville, TN 37205.		15462 }

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, William Mayes Coats Family Trust, William Mitchell Coats, Trustee (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Tennessee Studio Mechanics (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 2 on the Re-subdivision of Lots C-6, C-5 and part of C-4 Tamble Subdivision of record in Plat Book 4060, page 78, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more comprehensive and binding description.

Being part of the same property conveyed to William Mayes Coats Family Trust, William Mitchell Coats, Trustee by Executor Deed from Christopher D. Coats, Executor of the Estate of William Mayes Coats, deceased of record in Instrument No. 20110630-0050171, in the Register's Office of Davidson County, Tennessee.

This is improved real property located on 310 Homestead Road, Nashville, Tennessee 37207.

This conveyance is subject to the following:

1. Taxes for the year 2017 for Davidson County, Tennessee.
2. Matters shown on the plat of Tamble Subdivision, as recorded in Plat Book 4060, Page 78, said Register's Office for Davidson County, Tennessee.
3. Easement of record in Book 6177, page 457 and Instrument Number 20030228-0026952, said Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is ~~$150,000.00~~ $375,000.
(
(

Affiant

(Subscribed and sworn to before me
(this 19 day of May, 2017.

Notary Public

(My Commission Expires: May 1, 2021

BILL GARRETT, Davidson County
Trans:T20170043328 DEEDWARR
Recvd: 05/22/17 12:22 2 pgs
Fees:13.00 Taxes:1387.50
20170522-0050576

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 1, 2017

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, it's successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor is further covenant and bind, itself, it's successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and assigns against the lawful claims of all persons whomsoever. Witness my hand this 19TH day of May, 2017.

William Mayes Coats Family Trust

By: William Mitchell Coats

William Mitchell Coats, Trustee

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared William Mitchell Coats with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of the William Mayes Coats Family Trust, and that he as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as Trustee.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of May, 2017.

Notary Public

My Commission Expires: 3 2021

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017