Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
17-1343HV

STATE OF TENNESSEE
COUNTY OF SUMNER

Bill Garrett Davidson County
Batch# 40923 DEEDWARR
12/22/2017 02:32:27 PM 2 pgs
Fees: $13.00 Taxes: $555.00
20171222-0130748

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of December, 2017

Notary Public
Commission Expires: 7-24-2019

Address of New Owner	Send Tax Bills To:	Map & Parcel
Martha F. Lewis 820 Old Coach Place Hermitage, TN 37076	Pinnacle Bank P.O. Box 331678 Murfreesboro, TN 37129	064-12-0A-820.00 CO

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Sandra L. Coker, Beneficiary under the Last Will and Testament of Billie M. Jump, deceased

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Martha F. Lewis, single woman

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 820 on the Plan of Fox Run, First Revision - Part of Section 2, as of record in Plat Book 5200, Page 357, said Register's Office, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Billie M. Jump, by Warranty Deed from Don L. Redmon, Successor Trustee and Trust Beneficiary, of Leon B. Redmon, Trustee, deceased, under the terms of the Leon B. Redmon Revocable Living Trust Agreement U/A/D 6/3/94, dated 9/28/12 and recorded 10/2/12 in Instrument No. 20121002-0089813, in the Register's Office of Davidson County, Tennessee.

The said Billie M. Jump died testate on 9/22/17, and pursuant to her Last Will and Testament and Order of Probate for Muniment of Title Without Formal Administration filed 11/1/17 in Docket No. 17P1914 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), the subject property was devised solely to her daughter, Sandra L. Coker.

Subject property is not the principle place of residence of Sandra L. Coker.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 820 Old Coach Place, Hermitage, TN 37076.

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

Dated this the 19th day of December, 2017.

Sandra L. Coker

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sandra L. Coker,** 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 at Hendersonville, Tennessee this 19th day of December, 2017.

Notary Public
My Commission Expires: 7-24-2019

(Notary Seal)

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
HEATHAM COUNTY, TENN.