WARRANTY DEED

Bill Garrett Davidson County
Batch# 86102 **DEEDWARR**
04/30/2018 09:15:21 AM 2 pgs
Fees: $13.00 Taxes: $370.00

20180430-0040190

State of Tennessee
County of Williamson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CoCo Properties, LLC	CoCo Properties, LLC	081-11 320.00
(NAME)	(NAME)	
2012 Earl Pearce Cir	2012 Earl Pearce Cir	
(ADDRESS)	(ADDRESS)	
Mt Juliet, TN 37122	Mt Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Deep River Development, a Tennessee limited liability company, and Andrew Tilghman, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CoCo Properties, LLC,** a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTEE, ITS 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 the northerly half of Lot No. 294 on the Plan of McGavock Wetmore and Other's Second Addition called the Addition to the Town of McGavock as of record in Book 21, page 41, Register's Office for said County.

Said part of Lot No. 294 fronts 50 feet on the easterly side of 16th Avenue North formerly Hendershot Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Deep River Development, LLC, a Tennessee limited liability company, by Warranty Deed from Grace Onuobia, unmarried, dated April 17, 2014, of record in Instrument No. 20140422-0033555, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Deep River Development, LLC, a Tennessee limited liability company, and Andrew Tilghman, a married man, by Quitclaim Deed from Deep River Development, LLC, a Tennessee limited liability company, dated March 26, 2018, of record in Instrument No. 20180327-0028595, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.

unimproved ☑

This is improved ☐ property, known as 1726 16th Avenue North, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hands this 25th day of April, 2018.

DEEP RIVER DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

Bryan D. Spicer
Authorized Agent

ANDREW TILGHMAN

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Bryan D. Spicer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Authorized Agent of Deep River Development, a Tennessee limited liability company, and that he as such Authorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by Bryan D. Spicer as Authorized Agent.

WITNESS my hand and official at Franklin, Tennessee, seal this 25th day of April, 2018.

Notary Public
My Commission Expires: _____

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Andrew Tilghman, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official at Franklin, Tennessee, seal this 25th day of April, 2018.

Notary Public
My Commission Expires: _____

File No.: 27458