THIS INSTRUMENT PREPARED BY:
Gregg S. Treadway
Haynes, Freeman & Bracey, PLC.
P. O. Box 527
140 North Main Street
Goodlettsville, Tennessee 37070

Bill Garrett Davidson County
Batch# 90086 DEEDWARR
05/08/2018 11:17:16 AM 2 pgs
Fees: $13.00 Taxes: $577.20

20180508-0043977

GREGG S. TREADWAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $156,000.00.

AFFIANT

Subscribed and sworn to before me this 3rd day of May, 2018

NOTARY PUBLIC

My Commission Expires: 6/15/19

WARRANTY DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
Narkita Dobson **4346 Old Hickory Blvd.** **Old Hickory, TN 37138**	**//SAME//** Movement Mortgage 8024 Calvin Hall Rd. Indian Land, SC 29707	**064-13-0-056.00**

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty Six Thousand and 00/100 Dollars ($156,00.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES E. COAKLEY**, a Single Man, has this day bargained and sold, and does hereby transfer and convey his respective interest unto the said **NARKITA DOBSON**, a Single* Woman, the Grantee herein, her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

* an unmarried

Land in Davidson County, Tennessee, being Lot No. 7 of Block 2, on the Plan of Berryville, recorded 04/02/1918, and as of record in Plat Book 421, Page 117, Registers Office, Davidson County, Tennessee.

Said Lot fronts 50 feet on the Easterly side of Hadley Road (now known as Old Hickory Boulevard) and extends back between parallel lines 150 feet to an alley.

Being the same property vested in James E. Coakley, Plaintiff by recroded Supplemental Order in the Chancery Court for Davidson County, Tennessee, Melissa Cripps, Defendant, recorded 02/09/2011 in Instrument No. 20110209-0011365, said Register's Office, Davidson County, Tennessee. Being the same property conveyed to James E. Coakley for life, remainder to Crystal C. McMahon, by Quitclaim Deed from James E. Coakley, dated 03/19/2012 and recorded 03/20/2012, of record in Instrument No. 20120320-0023367, Register's Office for Davidson County, Tennessee. Being further conveyed to James E. Coakley, by Quitclaim Deed from Crystal C. McMahon, of record in Instrument No. 20130919-0098928, said Register's Office, dated 09/16/2013 and recorded 09/19/2013.

Commonly known as: 4346 Old Hickory Blvd., Old Hickory, TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, her successors, heirs and assigns, forever I

covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her successors, heirs and assigns, against the lawful claims of all persons.

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 hand this 3rd day of May, 2018, the bargaining party, having caused my name to be signed hereto on said day and date.

JAMES E. COAKLEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES E. COAKLEY,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 3rd day of May, 2018.

GREGG S. TREADWAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

NOTARY PUBLIC

My Commission Expires: 6/15/19