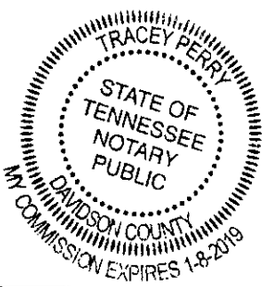
THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P18-25005



Bill Garrett Davidson County
Batch# 119848 **DEEDWARR**
07/24/2018 12:38:30 PM 2 pgs
Fees: $13.00 Taxes: $6,197.50

20180724-0072117

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,675,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-8-19

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Coetlogon II Trust u/a/d July 16, 2018	Branch Howard Howard Mobley Hayes & Gontarek, PLLC	
2319 Crestmoor Road	2319 Crestmoor Road	11706006600
Nashville, TN 37215	Nashville, TN 37215	
(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, WE, **Charles Ainlay and wife, Jo Ainlay,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Branch Howard, Trustee of Coetlogon II Trust u/a/d July 16, 2018,**

HEREINAFTER CALLED THE GRANTEE, HIS 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 easterly 100 feet of the southerly part of Lot No. 3, and the westerly 123.8 feet and 127 feet rear of the southerly part of Lot No. 2, on the Plan of Hillsboro Heights, not of record, described according to a survey made by W. B. Southgate, Engineer, dated May 1910, as follows:

Beginning on the southerly margin of Golf Club Road, at a point 175 feet east of the southeast corner of said Road, and 23rd Avenue South, being the northeast corner of the property conveyed to Dodson Batson and wife, by deed from Justin Potter and wife, of record in Book 1731, Page 380, Register's Office for said County; thence with said road, eastwardly 223.8 feet to the northwest corner of the property conveyed to Henry S. Keeling and wife, by deed from Georgia E. Clark, of record in Book 1761, Page 377, said Register's Office; thence with Keeling's westerly line, southwardly 345.6 feet to the northerly line of Lot No. 18; thence with the northerly line of Lot Nos. 18 and 17, westwardly 227 feet to the southeast corner of the Batson property; thence with Batson's easterly line, northwardly 340 feet, more or less, to the beginning.

Being the same property conveyed to Charles Ainlay and wife, Jo Ainlay by Warranty deed from John A. Ball and wife, Joyce F. Ball of record in Instrument No. 20020724-0088933 Register's Office for Davidson County, Tennessee, dated July 9, 2002 and recorded on July 24, 2002.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **2201 Golf Club Lane, Nashville, TN 37215.**

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 ~~our~~ hands this the 23rd day of July, 2018.

Charles Ainlay

Jo Ainlay

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Charles Ainlay and Jo Ainlay,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 23rd day of July, 2018.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENNESSEE