WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 154746 DEEDWARR
10/29/2018 12:35:02 PM 2 pgs
Fees: $13.00 Taxes: $576.83

20181029-0106836

JASON R. JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th DAY OF October, 2018.

Notary Public

MY COMMISSION EXPIRES: 8/1/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Coker and Michelle Coker (NAME)	Pinnacle Bank (NAME)	
3103 Harpeth Springs Dr. (ADDRESS)	150 3rd Ave. South, Ste. 500 (ADDRESS)	178 37
Nashville TN 37221 (CITY) (STATE) (ZIP)	Nashville TN 37201 (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, I, **RUBY JACKSON JONES, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JUSTIN COKER AND MICHELLE COKER, HUSBAND AND WIFE,** 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 tract of land in the Ninth Civil District of Davidson County, Tennessee, on the west side of Highway No. 96 as shown on unrecorded map prepared by Barge, Waggoner & Sumner dated June 26, 1970 and being more particularly described as follows:

Beginning at a point on the westerly margin of Highway No. 96, said point being 300.0 feet northwesterly from the intersection of said westerly margin and the northerly line of the property conveyed to Maggie B. Allison as recorded in Book 548, page 242, said Register's Office; thence leaving said westerly margin of Highway No. 96 in a southwesterly direction parallel to the northerly line of Allison's property south 54 deg. 30' west 912.2 feet to the center of East Fork Creek; thence in a northerly direction, with the meanders of the centerline of said Creek north 21 deg. 41' west 29.2 feet; thence continuing with said Creed north 38 deg. 17' west 269.4 feet; thence leaving said East Fork Creek in an easterly direction parallel to the southerly line of the herein described property north 54 deg. 30' east 880.5 feet to a point in the westerly margin of Highway No. 96; thence with said westerly margin, in a southeasterly direction with a curve to the left, said curve having a chord of south 42 deg. 45' east 299.8 feet, a length of 300.0 feet to the point of beginning, containing 6.1 acres, more or less.

Being the same property conveyed to Albert Edward Jones and wife, Ruby Jackson Jones, by deed from Kenneth B. McPherson, Ida McPherson Linton, Mamie McPherson Jones, Emilee McPherson Dodson, Edith McPherson Toline, Mildred McPherson LaFont and David E. McPherson of record in Book 4432, page 883, said Register's Office. Albert Edward Jones died April 4, 2013, vesting title solely in Ruby Jackson Jones as the surviving tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved X
This is improved property, known as 0 Highway 96, Franklin, TN 37064
(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 hand this 26th day of October, 2018

Ruby Jackson Jones
RUBY JACKSON JONES

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 Ruby Jackson Jones, the 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 this 26th day of October, 2018.

Commission expires:

Notary Public