WARRANTY DEED

Karen Johnson Davidson County
Batch# 271745 DEEDWARR
08/15/2019 09:57:00 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20190815-0081657

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 9th DAY OF Aug 2019

Notary Public

MY COMMISSION EXPIRES: 2/28/20
(Affix Seal)

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry D. Jernigan	**Same as Owner**	**85-15-14.00**
9331 Clovercroft Rd		
Franklin, TN 37067		
(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, **Terry L. Coker, Unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **Jerry D. Jernigan, Unmarried** 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:

The following is provided.as an accommodation for informational purposes only and no insurance is provided over the following property address: {{Order.Properties.Address.Address1}}, {{Order.Properties.Address.City}}, {{Order.Properties.Address.CityStateZip}}. Said property is being described as follows:

TRACT I:
LAND lying and being in the 3rd Civil District of Davidson County, Tennessee, and being described according to a copy of a survey made thereof by Tommy E. Walker and Associates, dated November 1, 1988, as follows :

BEGINNING at a point in the West margin right-of-way line of Lebanon Pike, said point being 1,390.03 feet, more or less, from the intersecting line of the West margin of Lebanon Pike and the North right-of-way line of Dispayne Drive; thence, North 62 deg. 10' 50" West, 406.49 feet to a point; thence, North 25 deg. 18' 15" East, 123.56 feet to a point; thence, South 62 deg. 34' 59" East, 405.97 feet to a point in the West margin of Lebanon Pike; thence, in a southerly direction with the West margin of Lebanon Pike, 126.43 feet to the point of BEGINNING, containing 1.165 acres, more or less.

TRACT II:
LAND lying and being in the 3rd Civil District of Davidson County, Tennessee, and being described according to a copy of a survey made thereof by Tommy E. Walker and Associates, dated November 1, 1988, as follows:

BEGINNING at a point in the West margin right-of-way line of Lebanon Pike, said point being 1,300.00 feet, more or less, from the intersecting line of the West margin of Lebanon Pike and the North right--of-way line of Dispayne Drive; thence, North 62 deg. 09' 54" West, 403.95 feet to a point; thence, North 25 deg. 18' 15" East, 90.00 feet to a point; thence, South 62 deg. 10' 50" East, 406.49 feet to a point in the West margin of Lebanon Pike; thence, in a southerly direction with the West margin of Lebanon Pike, 90.03 feet to the point of BEGINNING, containing 0.837 acres, more or less.

Being the same property conveyed to Terry L Coker by Warranty Deed from Unity Center for Positive Living Inc. dated 5/14/02 and filed for record on 5/20/02 of record in Book 200205200061096, page , said Register's Office for said County.

THIS conveyance is subject to restrictive covenants of record in Book 3862, Page 896, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building r restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (X) Property, known as **3028 Lebanon Pike Nashville, TN 37214**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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

Witness our hands this 1st day August of 2019

Terry L Coker

Terry L. Coker

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terry L. Coker, Unmarried the bargainor(s) 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 this 9th day of Aug. 2019

Commission Expires: 2/25/20

Notary Public

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires:_____

Notary Public