**Return to: Box 10-B
Cohen & Cohen

ADDRESS NEW OWNER:
Matthew M. Koerlin
Puamana C. Koerlin
1033 and 1035 Regents Park Circle
Antioch, TN 37013

Davidson County DEEDWARR
Recvd: 09/21/07 14:08 2 pgs
Fees:13.00 Taxes:399.60
20070921-0113116

SEND TAX BILL TO:
Matthew Koerlin
9243 Brushboro Drive
Brentwood, TN 37027

MAP & PARCEL NOS.:
149-02-0 A 24 CO & 149-02-0 A 97 CO
27

**This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Margaret F. Newman, an unmarried woamn** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Matthew M. Koerlin and Puamana C. Koerlin, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 27-A and 27-B, as shown on the map entitled Plat of Zone Lot Division Lots 23, 24, 25, 26, 27, 28, 29, 30, 31 and 32, Plan of Piccadilly Square, Phase I, of record in Book 6250, Page 468, which amended the plat in Book 5200, Pages 720-722, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert T. Newman and wife, Margaret F. Newman, by Warranty Deed dated February 23, 1985, from Ali Noureddini and wife, Marvat Noureddini, of record in Book 6501, Page 122, Register's Office for Davidson County, Tennessee. The said Robert T. Newman died on December 12, 2004, leaving Margaret F. Newman as the sole surviving tenant by the entirety.

This is property with a common address of 1033 and 1035 Regents Park Circle, Antioch, TN 37013.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 6250, Page 468, which amended Book 5200, Pages 720-722,, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 6236, Page 730; Book 6236, Page 683; Book 6295, Page 506; Book 6295, Page 520; Book 6295, Page 534; Book 6300, Page 409; Book 6355, Page 322; Book 6518, Page 190; and Book 6830, Page 739, said Register's office; 4) By-Laws of record in Book 6236, Page 708, said Register's office.

The subject property is not Grantor's residence.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $108,000.00.

Affiant

Subscribed and sworn before me this 20th day of September, 2007.

My Commission Expires: 8-23-2011

Notary Public

DEBORAH J. COHEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **20th** day of **September, 2007**.

Margaret F. Newman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Margaret F. Newman, an unmarried woamn** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **20th** day of **September, 2007**.

CINDY S. SMITH STATE OF TENNSEESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009

Notary Public
My Commission Expires: 11-14-2009

File No. 0709-140