WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,620,000.00

Elaine Phelps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF NOVEMBER, 2008.

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/21/08 15:37 3 pgs
Fees:18.00 Taxes:5994.00
20081121-0114748

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard G. Abramson	SunTrust Mortgage, Inc.	Map 131-11-B
(NAME)	(NAME)	
120 McArthur Ridge Court	401 Commerce St., Ste. 6100	Parcel 4 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Nashville, TN 37219	
(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, **BRIAN C. COULTER AND WIFE, KRISTEN B. COULTER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD G. ABRAMSON AND WIFE, VANDANA GUPTA,** 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:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of McArthur Court of record in Plat Instrument #20031204-0174335, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed Brian C. Coulter and wife, Kristen B. Coulter, by deed from Bob Haley, of record in Instrument #20060717-0085405, said Register's Office.

This conveyance is subject to (a) 2008 real property taxes; (b) all matters appearing on the plan of record in Book 2133, pages 81-82 and in Instrument #20031204-0174335, said Register's Office; (c) restrictive covenants of record in Book 2249, page 192, Instrument #20031208-0175805 and Instrument #20040210-0015960, said Register's Office; (d) Bylaws of record in Instrument #20031218-0180476, said Register's Office; (e) Landscape Agreement of record in Instrument #20031008-0149134, said Register's Office; (f) Easement of record in Book 4911, page 599, said Register's Office; (g) Articles of Organization of record in Instrument #20030127-0010689, said Register's Office; and (h) Storm Water Detention Agreement of record in Instrument #20030819-0120015, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 120 McArthur Ridge Court, Nashville, Tennessee 37220
(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 21st day of November, 2008.

Brian C. Coulter

Kristen B. Coulter By Brian C. Coulter,
Her Attorney in Fact *

Attorney in Fact

*pursuant to Power of Attorney of record in Instrument No. 20081121-0114747, RODCT.

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 Brian C. Coulter, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of November, 2008.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of November, 2008, before me personally appeared Brian C. Coulter, to me known to be the person who executed the foregoing instrument on behalf of Kristen B. Coulter and acknowledged that he executed the same as the free act and deed of Kristen B. Coulter.

Witness my hand and official seal at Nashville, Tennessee this 21st day of November, 2008.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Notary Public

I, Catherine H. Gwyn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Catherine H. Gwyn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 09/18/2011

Notary's Seal

