THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099
File No. 09-2067

BILL GARRETT, Davidson County
Trans:T20090037486 DEEDWARR
Recvd: 06/05/09 09:19 2 pgs
Fees:13.00 Taxes:832.13
20090605-0052142

Property Address: 8712 Sawyer Brown Road,
Nashville, TN 37221

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Rebecca W. Coutras**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Charles K Bair and Mary Casner Bair, as Joint Tenants, and not as tenants in common, their assigns, the survivor of them and the survivor's personal representatives and assigns** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, Being unit No. 8712 together with the carport designated NO 8712-C, in River Plantation, section eleven, Phase I-A, Condominium, a horizontal Property Regime, as shown on the Plat of River Plantation, Section Eleven, Phase I-A, Condominium Apartments, Recorded in Book 9700, page 694, Register's office for of Record in Book 10628, Page 661, as amended by annexation Documents fin Book 11029, Page 592, Book 11156, Page 361, Book 11132, Page 184, Book 11432, Page184, Instrument No. 20010131-0009315, And in Instrument No. 20010311-0098566, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete identification and description of such unit.

Being the same property conveyed to Rebecca Coutras by Warranty Deed from Joan A. Cothran of record in Instrument #20040921-0113636, Register's Office for Davidson county, Tennessee.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2009 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 29th day of April, 2009.

X Rebecca W. Coutras {Seal}
Rebecca W. Coutras

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 29th day of April, 2009, before me the undersigned officer, personally appeared Rebecca W. Coutras, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

SPENCER R. TALEOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

Notary Public

My Commission expires: 1-23-2011

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $224,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: X Mary Casner Bair

Subscribed and sworn to before me this 27 day of April, 2009.

Notary Public
My Commission expires: 1-23-2011

Person or Agency responsible for taxes: AND NEW OWNER
Charles K Bair and Mary Casner Bair
8712 Sawyer Brown Road
Nashville, TN
37221

Map/Parcel ID: 142 130 C 09700CO

SPENCER R. TALEOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN