Kate Rosenthal NOTARY PUBLIC STATE OF TENNESSEE Sumner County

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 11TH DAY OF SEPTEMBER, 2009. Notary Public MY COMMISSION EXPIRES: 11/22/10 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexandra C. Arakelian	New Owner	08301038100
(NAME)	(NAME)	
1011 North 14th St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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/WE, **Courtney E. Coffey, now known as Courtney Coffey Garrison, married****, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Alexandra C. Arakelian**, 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:

**Matt Garrison joins in this conveyance for the purpose of transferring any waiving any/and all marital rights he may have in and to said property.

Land in Davidson County, Tennessee, being Lot 2, SHARPE AVENUE DIVIDE, as shown on plat of record in Instrument No. 20080520-0051804, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Courtney E. Coffey by Warranty Deed from Daniel N. Fell, married, recorded on the 4th day of June, 2008 in Instrument No. 20080604-0057267, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 1011 North 14th St, Nashville, TN 37206

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, has 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.

BILL GARRETT, Davidson County
Trans: T20090063078 DEEDWARR
Recvd: 09/15/09 11:52 2 pgs
Fees: 13.00 Taxes: 636.40
20090915-0086110

Witness our hands this 11th day of September, 2009.

Courtney E. Coffey

Courtney E. Coffey, now known as Courtney Coffey Garrison

Matthew Garrison

Matt Garrison

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Courtney E. Coffey**, now known as Courtney Coffey Garrison and Matt Garrison the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11th day of September, 2009.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

My commission expires: _____