WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100053403 DEEDWARR
Recvd: 08/27/10 09:09 2 pgs
Fees:13.00 Taxes:2405.00
20100827-0067852

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

KATHY SNIDER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF AUGUST, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BOX 10-A

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher J. Coates	Christopher J. Coates	Map 117-9-C
(NAME) 304 Charlesgate Place	(NAME) 304 Charlesgate Place	Parcel 5 CO
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(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, **KENNETH A. BOULDIN AND WIFE, MARIANNE S. BOULDIN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER J. COATES, 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:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Burlington of record in Plat Book 5200, pages 403-406,as amended in Book 5800, page 185, 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 to Kenneth A. Bouldin and wife, Marianne S. Bouldin, by deed from Kay F. Horrell and husband, Stephen H. Horrell, of record in Book 11090, page 226, said Register's Office.

This conveyance is subject to (a) 2010 real property taxes; (b) all matters appearing on the plan of record in Book 5200, pages 403-406,as amended in Book 5800, page 185, said Register's Office; (c) restrictive covenants of record in Book 5863, page 796 and Book 6046, page 134, said Register's Office; and (d) Sewer easement of record in Book 3401, page 545, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 304 Charlesgate Place, Nashville, Tennessee 37215

(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 our hands this 26th day of August, 2010.

Kenneth A. Bouldin
By Kevin D. Montgomery, Attorney in Fact

Marianne S. Bouldin
By Kevin D. Montgomery, Attorney in Fact

TATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of August, 2010, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Kenneth A. Bouldin and Marianne S. Bouldin and acknowledged that he executed the same as the free act and deed of Kenneth A. Bouldin and Marianne S. Bouldin .

Witness my hand and official seal at Nashville, Tennessee this 26th day of August, 2010.

Commission expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

Notary Public