THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,185,000.00. Affiant
RETURN TO / PREPARED BY: First Title and Escrow Company, Inc. 2000 Richard Jones Rd., Ste. 110 Nashville, TN 37215 FTEC File # (Davidson County File Box 9-B)	SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF May, 2011 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

BETH M. BROCK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires FEB. 19, 2013

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Seth J. Karp	New Owner	MAP 116-06
118 Bonaventure Place		PARCEL 41.00
Nashville, TN 37205		
(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, **Neely B. Coble, III and Leslie D. Coble and Carro C. Gardner**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Seth J. Karp** and wife, Lauren H. Karp

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 the 7th Civil District of Davidson County, Tennessee, City of Belle Meade, being Lot No. 11 on the Plan of Bonaventure Place, as of record in Book 5200, page 424, amended in Book 5200, page 448, Registers office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Neely B. Coble, Jr., and wife Claire K. Noble by deed from Belle Meade Properties I of record in Book 5908, page 318, Registers office for Davidson County, Tennessee, dated July 6, 1982. And being the same property conveyed to Claire K. Coble by Quitclaim Deed from Neely Coble, Jr. of record in Book 8392, page 20, Registers office for Davidson County, Tennessee, dated July 1, 1991. And being the same property conveyed to Claire K. Coble, as Trustee of The Claire K. Coble Nashville Personal Residence Trust - 1999 by Quitclaim Deed from Claire K. Book 11541, page 844, Registers office for Davidson County, Tennessee, dated June 23, 1999. Being the same property conveyed to Neely B. Coble, Jr., as Trustee of the Neely B. Coble, Jr., Nashville Personal Residence Trust - 1999 by Quitclaim Deed from Neely B. Coble, Jr., in Book 11541, page 846, Registers office for Davidson County, Tennessee, dated June 23, 1999. Being the same property conveyed to Claire K. Coble husband Neely Coble, Jr., as equal tenants in common by Quitclaim Deed from Carter R Brothers, in Book 11540, page 668, Registers office for Davidson County, Tennessee, dated June 22, 1999. Being the same property conveyed to Neely B. Coble, III, Leslie D. Coble and Carro C. Garner by quitclaim deed of record in Instrument No. 200907220068572 and Instrument No. 200907220068573, Registers office for Davidson County, Tennessee, dated July 9, 2009.

The said Carro C. Gardner is one in the same as Carro C. Garner.

The said property is not the primary residence of the Grantors.

BILL GARRETT, Davidson County
Trans:T20110029571 DEEDWARR
Recvd: 05/18/11 12:29 2 pgs
Fees:13.00 Taxes:4384.50
20110518-0038075

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **118 Bonaventure Place, Nashville, TN 37205.**

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 _____ hand( ) this the 16th day of May, 2011.

Leslie D. Coble

Neely B Coble by Les Coble, attorney in Fact
Neely B. Coble, III by Leslie D. Coble, Attorney-in-Fact

Carro C Gardner by Les Coble, attorney in Fact
Carro C. Gardner, by Leslie D. Coble, Attorney in Fact

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 **Leslie D. Coble** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor; and who acknowledged that HE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 16Th day of May, 2011.

My Commission expires May 8, 2012

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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 **Leslie D. Coble** 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 on behalf of **Neely B. Coble, III, and Carro C. Gardner** as their Attorney in Fact, as the free act and deed of the within named **Neely B. Coble, III.** and Carro C. Gardner

Witness my hand and official seal this the 16Th day of May, 2011.

My Commission expires May 8, 2012

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN