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 $ 206,400.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF NOVEMBER, 2012. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
RETURN TO / PREPARED BY: First Title and Escrow Company, Inc. 2000 Richard Jones Rd., Ste. 110 Nashville, TN 37215 FTEC File # 30889 (Davidson County File Box 9-B)	

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 3, 2015

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Margaret J. Coakley	Tennessee Bank & Trust	MAP 83-6
207 Fall Street	4007 Hillsboro Road	PARCEL 175
Nashville, TN 37206	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, **Andrew L. Guthrie and wife, Jennifer L. Guthrie,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Margaret J. Coakley, a single person,** 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 the east one-half of lot number 6 on the Map of Sneed & Hamilton's Resubdivision of certain Lots in First Subdivision of Brownsville, as of record in Book 161, page 149, Register's Office for Davidson County, Tennessee.

Said pert of Lot 6 fronts 50 feet on the northerly side of Fall Street and runs back between lines 150 feet to an alley.

Being the same property conveyed to Andrew L. Guthrie and wife, Jennifer L. Guthrie by deed recorded as Instrument number 20091103-0101585, said Register's Office.

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 IMPROVED property known as **207 Fall Street, 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, 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 the 15th day of November, 2012.

Andrew L. Guthrie by James A. Waechter, Attorney-in-Fact

Jennifer L. Guthrie by James A. Waechter, Attorney-in-Fact

BILL GARRETT, Davidson County
Trans:T20120087831 DEEDWARR
Recvd: 11/16/12 13:04 2 pgs
Fees:13.00 Taxes:763.68

20121116-0106006

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 **James A. Waechter** 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 **Jennifer L. Guthrie and Andrew L. Guthrie**, as their Attorney in Fact, as the free act and deed of the within named **Jennifer L. Guthrie and Andrew L. Guthrie.**

Witness my hand and official seal this the 15th day of November, 2012.

My Commission expires March 8, 2016

Priscilla C. Urbanek
Notary Public

