WARRANTY DEED

State of Tennessee)
County of Davidson)

12-11-009

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th day of November, 2012

Notary Public

My Commission Expires: 3-8-16 (AFFIX SEAL)

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENNESSEE

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
JEFF S. COFFIN and RYOKO SUZUKI (NAME)	Wells Fargo Home Mtg. (NAME)	09-11-50
5201 Elkins Avenue (ADDRESS)	P.O. Box 11758 (ADDRESS)	126.00
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Newark NJ 07101-4758 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, TREETOP BUILDERS, INC., A TENNESSEE CORPORATION, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEFF S. COFFIN and RYOKO SUZUKI, HUSBAND AND WIFE, hereinafter called the Grantee(s), 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 Easterly 50.0 feet of the northerly 180.0 feet of Block N. 12 on the Realty Savings Bank and Trust Company's Revised Plan of West Charlotte Park Company's First Addition of record in Book 421, Page 18, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID part of Lot No. 12 fronts 50.0 feet on the southerly side of Elkins Avenue and extends back between parallel lines with the westerly margin of 52nd Avenue, North, 180.0 feet to an alley.

BEING the same property conveyed to TREETOP BUILDERS, INC., A TENNESSEE CORPORATION, by Deed from VLAD YANOVSKY, MARRIED, dated September 29, 2011, of record in Instrument No. 20111007-0078090, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; ***and taxes for the current year which have been prorated and PAID by the Grantor(s) herein.***

BILL GARRETT, Davidson County
Trans:T20120091105 DEEDWARR
Recvd: 11/30/12 08:56 2 pgs
Fees:13.00 Taxes:2072.00
20121130-0109809

BEING unimproved ☐
Improved ☒ property known as: **5201 Elkins Avenue, Nashville, TN, 37209.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hand, this 27th day of November, 2012

TREETOP BUILDERS, INC.,
A TENNESSEE CORPORATION

By: _____
WALTER E. RICHARDSON, III, PRESIDENT

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **WALTER E. RICHARDSON, III**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the PRESIDENT of **TREETOP BUILDERS, INC. , A TENNESSEE CORPORATION,** the within named bargainor(s), and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of November, 2012.

My Commission Expires: 09/09/14

_____
Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON