BILL GARRETT, Davidson County
Trans:T20130048278 DEEDWARR
Recvd: 06/10/13 14:02 2 pgs
Fees:13.00 Taxes:2393.90

20130610-0058773

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$647,000.00.**

Affiant

Subscribed and sworn to before me, this the 30 day of May, 2013.

Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brian A. Katz and Amy C. Katz	New Owner	**P/O 132-05-0-108**
902A Coral Road		
Nashville, TN 37204		

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,

EUGENE T. COLLINS, TRUSTEE, WITH FULL POWER TO MORTGAGE, SELL, TRANSFER, AND CONVEY WITHOUT THE JOINDER OF ANY BENEFICIARY,

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BRIAN A. KATZ AND AMY C. KATZ, HUSBAND AND WIFE,

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 Unit 1 as established in the Master Declaration of Covenants, Conditions and Restrictions for Coral Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20130509-0046874, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to EUGENE T. COLLINS, TRUSTEE, WITH FULL POWER TO MORTGAGE, SALE, TRANSFER AND CONVEY WITHOUT THE JOINDER OF ANY BENEFICIARY by Deed from CAROLYN LOUDENSLAGER, MARRIED, of record as Instrument No. 20120201-0008900, dated January 30, 2012, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **902A Coral Road, Nashville, TN 37204**.

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 Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my 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 my/our hand(s) this 30 day of May, 2013.

Eugene T. Collins, Trustee

Eugene T. Collins, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Eugene T. Collins, 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 Trustee of the within named bargainor, a Trust, and that he as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said Eugene Collins as such Trustee.

Witness my hand, at office, this 30 day of **May, 2013.**

Kristen Jacoby

Notary Public

My Commission Expires: 09-19-2016

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122