File Box 8

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31274-06-2013** **File Box 9-B**	STATE OF TENNESSEE, COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $460,000.00. Affiant Subscribed and sworn to before me this 28th day of June, 2013. Notary Public My Commission Expires: March 3, 2015

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES:

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Duane A. Ewers and Judith E. Smith 3805-D Abbott Martin Rd Nashville, TN 37215		Map and Parcel No.: 116 120 H 00400 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Daniel R. Coffman and Carolyn Kim Duncan, Trustees of the Daniel R. Coffman Trust, and Carolyn Kim Duncan and Daniel R. Coffman, Trustees of the Carolyn Kim Duncan Trust**, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Duane A. Ewers and wife, Judith E. Smith** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3805-D Abbott Martin Road, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns, against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 28th day of June, 2013.

Daniel R. Coffman, Trustee by Carolyn Kim Duncan, AIF

Daniel R. Coffman, Trustee of the Daniel R. Coffman Trust and of the Carolyn Kim Duncan Trust, by Carolyn Kim Duncan, Attorney in Fact

BILL GARRETT, Davidson County
Trans:T20130056347 DEEDWARR
Recvd: 07/02/13 14:30 3 pgs
Fees:18.00 Taxes:1702.00

20130702-0068421

Carolyn Kim Duncan, Trustee

Carolyn Kim Duncan, Trustee of the Daniel R. Coffman Trust and of the Carolyn Kim Duncan Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carolyn Kim Duncan, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Daniel R. Coffman, Trustee of the Daniel R. Coffman Trust and of the Carolyn Kim Duncan Trust, and she is authorized by Daniel R. Coffman, Trustee, to execute this instrument on his behalf.

Witness my hand at office this 28th day of June, 2013.

Notary Public

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

My commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carolyn Kim Duncan, Trustee of the Daniel R. Coffman Trust and of the Carolyn Kim Duncan Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand at office this 28th day of June, 2013.

Notary Public

My commission expires _____

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 3805-D, together with the appurtenant interest in the common elements of Abbott Glen Condominium, a horizontal property regime established by Master Deed of record in Book 8133, page 503, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit A-2 to the aforementioned Master Deed.

Being the same property conveyed to Daniel R. Coffman and Carolyn Kim Duncan, Trustees of the Daniel R. Coffman Trust, and Carolyn Kim Duncan and Daniel R. Coffman, Trustees of the Carolyn Kim Duncan Trust, by deed dated June 10, 2005, from Anne H. Crow, married, of record in Instrument No. 20050615-0068182, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2013, which have been prorated between the parties and assumed by the Grantees.
2. Charter of Incorporation of Abbott Glen Condominium Association of record in Book 8130, page 125, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Abbott Glen Condominium, of record in Book 8133, page 503, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. Indemnity Agreement recorded in Book 8148, page 375, Register's Office for Davidson County, Tennessee.