ADDRESS NEW OWNER:
James P. McCoin
Nicole S. McCoin
8224 W. Chase Court
Nashville, TN 37221

SEND TAX BILL TO:
New Owner

BILL GARRETT, Davidson County
Trans:T20130074494 DEEDWARR
Recvd: 08/28/13 12:37 3 pgs
Fees:18.00 Taxes:2393.90
20130828-0090820

MAP & PARCEL NOS.:
156-09-0 49

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Timothy E. Priest and Kirsten Priest, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **James P. McCoin and Nicole S. McCoin, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 32 on the Plan of Revision Two, Final Plat for Chase Creek, as of record in Plat Book 9700, Page 524 and revised in Revision Three, Final Plat, Chase Creek of record in Instrument No. 20050725-0086191, as required by Certified Copy of Court Order of record in Instrument No. 20048017-0099315, Register's Office for Davidson County, Tennessee. *
*See attached Exhibit A for further clarification

Being the same property conveyed to Timothy E. Priest and wife, Kirsten Priest, from Cendant Mobility Corporation, a Delaware Corporation, by Warranty Deed recorded on March 8, 2007, in Instrument No. 20070308-0029003, Register's Office for Davidson County, Tennessee.
0029003

This is property with a common address of **8224 W. Chase Court, Nashville, TN 37221**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 9700, Page 524, as revised in Instrument No. 20050725-0086191, and 20040817-0099315, said Register's office and all matters therein; (3) Restrictive Covenants of record in Book 7241, Page 616, and Book 10659, Page 914, said Register's office; (4) By-Laws in Book 10649, Page 931, said Register's office

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 21st day of August, 2013.

Timothy E. Priest

Kirsten Priest by Timothy E. Priest, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Timothy E. Priest,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **21st** day of **August 2013.**

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of August 2013, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Timothy E. Priest, 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 s/he is the Attorney-in-Fact of Kirsten Priest, and is authorized by her to execute this instrument on her behalf by virtue of a Specific Durable Power of Attorney to Sell Real Property recorded in Instrument No. * _____ in said Register's Office. * 20130828-0090819

Witness my hand and official seal at office, this 21st day of August 2013.

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: _____
My Commission Expires MAR. 7, 2017

File No. 1308-181

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 before me this 21st day of August, 2013.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

EXHIBIT A

Land in Davidson County, Tennessee, being Lot 32, REVISION THREE, FINAL PLAT, CHASE CREEK, as shown on plat of record in Instrument No. 20050725-0086191, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.