This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW131136

BILL GARRETT, Davidson County
Trans:T20130076431 DEEDWARR
Recvd: 09/04/13 12:46 2 pgs
Fees:13.00 Taxes:984.20
20130904-0093152

Send Tax Bills To:
New Owner

New Owner is:
Brian Coulam and Lauren Rothberg
8224 Spring Ridge Drive
Nashville, TN 37221

MAP: 155-15-0

PARCEL: 040.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Datya Porter, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Brian Coulam and Lauren Rothberg, both unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **8224 Spring Ridge Drive, Nashville, TN 37221**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

BEING Lot No. 7 on the Plan of the First Revision of McCrory Heights, as recorded on Plat Book 9700, Page 162, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Datya Porter by Warranty Deed from Kathy Ann McPherson, Trustee of the Kathy Ann McPherson Living Trust, established by the Revocable Trust Agreement of Kathy Ann McPherson dated May 7, 2009, said Warranty Deed being dated 3/4/11 and recorded 3/15/11 in Instrument Number 20110315-0020421, Register's Office for Davidson County, Tennessee.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives

to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 29th day of August, 2013.

GRANTOR(S):

Datya Porter

DATYA PORTER

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Datya Porter**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 29th day of August, 2013.

KAYLA E. LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

NOTARY PUBLIC
My Commission Expires: 5/3/16

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$266,000.00**.

Datya Porter

AFFIANT

SWORN TO and subscribed before me this 29th day of August, 2013.

KAYLA E. LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

NOTARY PUBLIC
My commission expires: 5/3/2016