Davidson County	DEEDWARR
Recvd: 02/11/14 10:23	4 pgs
Fees:23.00 Taxes:7955.00	
20140211-0011934	

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. 31624-01-2014** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,150,000.00. Affiant Subscribed and sworn to before me this 10th day of F[illegible] Notary Public My Commission Expires:

GEORGE L. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires MAY 8, 2018

WARRANTY DEED

Address New Owner: David V. Mastran, Donna M. Mastran 580 Jackson Boulevard Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER 109 Interpromontory Rd Great Falls, VA 22066-3218	**Tax Information:** Map and Parcel No.: 130 030 00200

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, **Sally D. Coble, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David V. Mastran and wife, Donna M. Mastran** ("Grantee"), its successors, 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 580 Jackson Boulevard, Nashville, TN 37205

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, 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.

Neely Coble, III, spouse of Sally D. Coble, joins in the execution of this instrument for the purposes of conveying any marital interest he may have in subject property.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 10th day of February, 2014.

Sally D. Coble

Neely Coble, III

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Sally D. Coble and Neely Coble**, ** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

**III

Witness my hand, at office, this 10th day of February, 2014.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot 9, Block "A" on the Plan of Belle Meade Subdivision No. 2, plan of which is of record in Plat Book 421, page 51, in the Register's Office for Davidson County, Tennessee, and a 10-foot strip at the rear thereof.

Said part of Lot No. 9 and said 10-foot strip are a part of the Belle Meade Deer Park and are described as follows:

Said part of Lot No. 9 and said 10-foot strip front 200 feet along the center line of Jackson Boulevard and extend back between lines 670 feet along the southerly margin of Lot No. 8 to a dead line in the rear on which they measure 200 feet. Included within the boundaries of the above description is the 10-foot reserve strip at the rear as shown on the recorded plan.

Being the same property conveyed to Sally D. Coble, married, by deed dated October 31, 2013, from Emily Keeble Crook, Executor of Estate of George Wills Crook, and Emily Keeble Crook, unmarried, of record in Instrument No. 20131101-0113629, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 130 030 00200.
2. Restrictive covenants contained in an instrument of record in Book 3068, page 459, amended in Instrument No. 20131101-0113628, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 421, page 51, Register's Office for Davidson County, Tennessee.
4. Title to that portion of subject property embraced within the bounds of Jackson Boulevard.

True Copy Certification

I, Elizabeth J. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires

