THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14040698**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $205,000.00. Affiant Subscribed and sworn to before me, this 30th day of May, 2014. Notary Public My Commission Expires:

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-11-2015

BILL GARRETT, Davidson County
Trans:T20140038614 DEEDWARR
Recvd: 06/03/14 09:29 2 pgs
Fees:13.00 Taxes:758.50
20140603-0047635

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David Dobry Coburn and Kalee Carroll Coburn 5004 Timberhill Dr Nashville, TN 37211	New Owner	Tax Parcel ID No. 14608018400

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, **Bradley D. Coburn** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kalee Carroll Coburn and David Dobry Coburn, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 352, PLAN OF SECTION FIVE, CRIEVE HALL ESTATES, as shown on plat of record in Plat Book 2133, Page 91, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Bradley D. Coburn by Warranty Deed from Marshall L. Bartlett and Tina M. Bartlett (f/k/a Tina M. Lammers), recorded on the 12th day of October, 2005 in Instrument No. 20051012-0123061, in the Register's Office of Davidson County, Tennessee.

Property is not primary residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION FIVE, CRIEVE HALL ESTATES, as recorded in Plat Book 2133, Page(s) 91.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2277, Page 110.

This is improved property located at 5004 Timberhill Dr. Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantor has executed this instrument on this 30th day of May, 2014.

Bradley D. Coburn

Bradley D. Coburn
by Kate Rosenthal, as attorney-in-fact

by Kate Rosenthal attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kate Rosenthal,** with whom I am personally acquainted, and who acknowledged that she is the **Attorney-in-fact for Bradley D. Coburn,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 30th day of May, 2014.

Notary Public

My Commission Expires: _____