WARRANTY DEED

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

James M. Coulter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-01-16
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James M. Coulter | James M. Coulter | |
| (NAME) | (NAME) | |
| 101 Rural Ave. | 1645 Camden Ct | 103-6-48 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | Bowling Green, Ky 42103 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JOAN A. SHAPLIN, MARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES M. COULTER,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 29 on the Revised Plan of Richland Meadows, Section IV, as of record in Book 2330, page 95, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joan A. Shaplin by Deed from Charlotte A. Ray, a single woman dated July 14, 2005 of record in Instrument No. 20051025-0128931, said Register's Office.

This was never the marital residence for the said Grantor.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 2330, page 95, said Register's Office; and (c) restrictive covenants of record in Book 2541, page 577, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 101 Rural Ave., Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20140045811 DEEDWARR
Recvd: 06/27/14 10:20 2 pgs
Fees:13.00 Taxes:555.00

20140627-0056404

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 24 day of June, 2014.

Joan A. Shaplin

STATE OF Vermont
COUNTY OF Chittenden

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joan A. Shaplin, the bargainor, 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 for the purposes therein contained.

Witness my hand and official seal at Burlington Vermont this 24 day of June, 2014.

Commission expires: 2-10-2015

Notary Public

