Davidson County DEEDWARR
Recvd: 08/26/14 07:57 3 pgs
Fees:18.00 Taxes:536.50
20140826-0077510

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $145,000.00. Affiant Subscribed and sworn to before me, ~~this~~ 22nd day of August, 2014. Notary Public My commission expires: 6-18-17

Heather Lee
State of Tennessee
Notary Public
Rutherford Co.
Expires 6-18-17

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Robin R. Coutras	**New Owner** Community Trust Bank	**Map\Parcel: 119-01-0-221.00 and 220.00**
2200 Fox Avenue	6311 Ridgewood Rd #400W	
Nashville, TN 37210	Jackson, MS 39211	

FOR AND IN 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 ACKNOWLEDGE, WE,

Alexis D. Carr, a single woman N/K/A Alexis Rust, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robin R. Coutras, a single person

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. 182 and the northerly 25 feet of Lot 183 on the Map of Overhill City And W.H. Fox Subdivision of Blocks No. 14-15-16-20-21-29 and 30, Cumberland Nurseries, as shown by plat of record in Plat Book 332, Page 21, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 182 and the said northerly part of Lot No. 183 adjoin and front together 84.7 feet on the east side of Fox Avenue and run back between lines, measuring 150.03 feet on the north line, as measured along the south margin of Mill Creek Church Road and 150 feet on the south line as measured along the south line of the north part of Lot No. 183 to an alley in the rear on which they measure 87.5 feet thereof.

Included in the above description but expressly excluded from this conveyance is property described of record in Book 8620, Page 370, said Register's Office.
**
Being also known as 2200 Fox Avenue, Nashville, TN 37210.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
Subject to all matters shown on the Plan of record in Plat Book 332, Page 21, Register's

** Being all of the same property conveyed to Alexis D. Carr, a single woman by Warranty Deed dated July 25, 2007 from Steven R. Haver, unmarried, of record in Instrument Number 20070727-0089261, Register's Office for Davidson County, Tennessee.

Office for Davidson County, Tennessee.
Easement of record in Book 8620, Page 370, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2200 Fox Avenue Nashville, TN 37210.

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 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.

Witness my/our hand(s) this 22nd day of August, 2014.

Alexis Rust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Alexis Rust the within named grantors, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of August, 2014.

Notary Public

My Commission Expires: 3-3-15

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 3, 2015

File #:
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 ISABELLA LANE, SUITE 105
BRENTWOOD, TN 37027

Return To: 14002347
Allegiance Title of TN, LLC
278 Doug Warpoole Road
#218
Smyrna, TN 37167

True Copy Certification

I, Nikki McKinney, 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.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Heather Lee, a notary public for this county and state, Nikki McKinney who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/18/2017
Notary' Seal (if on paper)

