This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $680,000.00.

Paige Thurman
Affiant

Subscribed and sworn before me this the 22nd day of December, 2014.

Jennifer Crowell
Notary Public
My commission expires: 2/24/18

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
David Couch 1206B Linden Avenue Nashville, TN 37212	David Couch 5826 Samet Dr. Ste 105 High Point, NC 27265	105130J00400CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SARAH GAVIGAN AND BRAD GAVIGAN, WIFE AND HUSBAND hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DAVID COUCH AND STEPHANIE R. QUAYLE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Unit 4 on the Plan of Linden Place Townhomes, as established pursuant to the Declaration of Covenants, Conditions and Restrictions Establishing a Horizontal Property Regime for Linden Place, of record as Instrument number 20100201-0008054, Register's Office for Davidson County, Tennessee, and as set forth in the First Amendment To The Declaration and Covenants, Conditions and Restrictions for Linden Place, of record as Instrument Number 20100205-0009513, said Register's Office, to which reference is hereby made for a more detailed description of said unit.

Being the same property conveyed to Sarah Gavigan by Warranty Deed from LC Investments, LLC and Limited Liability Company, of record in Instrument Number 20100210-0010469, Register's Office for Davidson County, Tennessee, dated February 8, 2010, and recorded on February 10, 2010.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1206B Linden Avenue, Nashville, TN 37212.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 22nd day of December, 2014.

Sarah Gavigan by Nicole Gardner
Sarah Gavigan by Her Attorney in Fact
By Nicole Gardner As Her Attorney In Fact

Brad Gavigan by Nicole Gardner
Brad Gavigan by His Attorney in Fact
By Nicole Gardner As His Attorney In Fact

BILL GARRETT, Davidson County
Trans:T20140096892 DEEDWARR
Recvd: 12/29/14 14:18 2 pgs
Fees:13.00 Taxes:2516.00
20141229-0118481

STATE OF TN
COUNTY OF Davidson

On this 22nd day of December, 2014, before me, the undersigned Notary Public in and for said County and State, personally appeared Nicole Gardner with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Sarah Gavigan, by Specific Power of Attorney dated December 19, 2014, and who acknowledged that he executed the same as the free act and deed of Sarah Gavigan.

Witness my hand and official seal this 22nd day of December, 2014.

My Commission Expires: 9/10/18

Notary Public

CAVAN MCCANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TN
COUNTY OF Davidson

On this 22nd day of December, 2014, before me, the undersigned Notary Public in and for said County and State, personally appeared Nicole Gardner with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Brad Gavigan, by Specific Power of Attorney dated December 19, 2014, and who acknowledged that he executed the same as the free act and deed of Brad Gavigan.

Witness my hand and official seal this 22nd day of December, 2014.

My Commission Expires: 9/10/18

Notary Public

CAVAN MCCANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY