BILL GARRETT, Davidson County
Trans:T20150009231 DEEDWARR
Recvd: 02/05/15 12:33 2 pgs
Fees:13.00 Taxes:3237.50
20150205-0010992

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000.00

Brittany Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of February, 2015

Jennifer Crowell
Notary Public
Commission Expires: 2/24/18

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brian Rothman 301 Estbury Nashville, TN 37215	New Owner	159-02-0-040.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Charles P. Mouton, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian S. Rothman and Ruth Sirgo, As Tenants In Common With Rights of Survivorship

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. 47 on the Plan of Hound's Run, as shown by Plat Book 6900, Pages 167-171, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Charles P. Mouton by Quitclaim Deed from Yvette D. Mouton (pursuant to terms of Final Decree of Divorce filed 9/18/14 as Docket 13D-1378 in the Circuit Court for Davidson County, Tennessee), said Quitclaim Deed being dated 10/4/14 and recorded 10/24/14 in Instrument Number 20141024-0098325; and the same property previously conveyed to Charles P. Mouton and wife, Yvette D. Mouton by Warranty Deed from Akbar K. Arab and Hengameh Arab, dated 4/13/12 and recorded 4/16/12 in Instrument Number 20120416-0032291, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 301 Estbury, Nashville, TN 37215.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 3rd day of February, 2015.

Charles P. Mouton

Charles P. Mouton

STATE OF TENNESSEE.
COUNTY OF Williamson

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

Witness my hand and official seal at Brentwood, Tennessee this 3rd day of February, 2015.

Notary Public
My Commission Expires: 5/22/18

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 06-24-2014

5/22/18 CR

(Notary Seal)