THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32368-04-2015**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,350,000.00. Kimberly W. Coakley Affiant Subscribed and sworn to before me this 29th day of April, 2015. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20150033147 DEEDWARR
Recvd: 05/01/15 08:33 3 pgs
Fees:18.00 Taxes:4995.00
20150501-0039124

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Stephen T. Staelin Kathryn Staelin 202 Sunnyside Drive Nashville, TN 37205	NEW OWNER	Map and Parcel No.: 116 07 0 116 00

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, **Kimberly W. Coakley**, an unmarried woman ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen T. Staelin and Kathryn Staelin, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 202 Sunnyside Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 29th day of April, 2015.

Kimberly W. Coakley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Kimberly W. Coakley**, 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, at office, this 29th day of April, 2015.

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2018

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Massey-Clements Subdivision, of record in Plat Book 4175, page 146, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Kimberly W. Coakley by quitclaim deed dated April 24, 1997, from Laura S. Petrie, Trustee, of record in Book 10542, page 322, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2015, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 116 07 0 116 00.
2. Belle Meade City taxes for the year 2015, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No.: 116 07 0 116 00.
3. All matters appearing on the Plan of record as Book 4175, page 146, Register's Office for Davidson County, Tennessee.