PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150047520 DEEDWARR
Recvd: 06/15/15 15:30 2 pgs
Fees:13.00 Taxes:553.15
20150615-0056873

W & I Ref: (DKM) Title No.: 57579

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Steven Wayne Flora 28 Fawn Creek Pass Nashville, TN 37214	

TAX MAP PARCEL NUMBERS: 122010A23900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$149,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Courtney Coulter**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Steven Wayne Flora, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 14 on the Plan of Woodland Point Townhomes, Phase Three, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20001011-0101044, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Courtney Coulter by Warranty Deed from Janet L. Hunter, unmarried, dated November 30, 2012, recorded December 3, 2012 in Instrument No. 20121203-0110981, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate ,as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20001011-0101044, Register's Office for said County, to which plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20000607-0056981 and Instrument No. 20001011-0101044, said Register's Office; By-Laws of record in Instrument No. 20080521-0052236, Instrument No. 20080104-0001237, and Instrument No. 20120518-0043315, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Landscape Agreement of record in Instrument No. 20000612-0058346, said Register's Office.

This instrument is executed on behalf of Courtney Coulter by George Basch, pursuant to a Power of Attorney executed by her/him/them on the 5th day of June, 2015, of record in Instrument No. 20150615-0056872, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 28 Fawn Creek Pass, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11th day of June, 2015.

Courtney Coulter by GB as attorney in fact

Courtney Coulter

By: George Basch, Attorney in Fact

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **George Basch** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Courtney Coulter**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

11th day of June, 2015.

Diane K. Mann

Notary

My Commission Expires:

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $149,500.00.

Merritt Mary

Affiant

Sworn and subscribed before me this 11th day of June, 2015

Carmen Coats

Notary

My Commission Expires: _____

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018