BILL GARRETT, Davidson County
Trans:T20150052122 DEEDWARR
Recvd: 06/29/15 15:30 2 pgs
Fees:13.00 Taxes:777.00
20150629-0062533

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 26th day of June, 2015, by and between Jennifer Ledford, an unmarried woman, party of the first part, and Jeremy Coupal, an unmarried man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 322 as specified on the Plat shown in the Master Deed, on the Plan of The Park at Melrose Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Park at Melrose Condominiums, of record under Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of The Park at Melrose Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070917-0110745, said Register's Office, for a more complete identification and description of said Unit.

Being all or part of the same property conveyed to Jennifer Ledford by virtue of that certain Warranty Deed dated July 1, 2009, at Instrument No. 20090706-0062295 in the amount of $154,900.00 in the Register's Office of Davidson County, Tennessee.

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(S), her heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), her heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Jennifer Ledford

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Jennifer Ledford , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of June, 2015.

Notary Public

TIMOTHY KYLE KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires

MY COMMISSION EXPIRES:
August 23, 2016

Property Owner & Address: Jeremy Coupal

Tax Parcel No 105140C32200CO

Property Address: 2310 Elliott Avenue
#322
Nashville, TN 37204

MAIL TAX
BILLS TO: GUARANTY TRUST COMPANY
3500 PARKWAY LANE, SUITE 415
NORCROSS, GA 30092

STATE OF
COUNTY OF

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $210,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 26th day of June, 2015.

Notary Public

My Commission Expires:_____

TIMOTHY KYLE KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
August 23, 2016