BILL GARRETT, Davidson County
Trans:T20150052124 DEEDWARR
Recvd: 06/29/15 15:33 2 pgs
Fees:13.00 Taxes:1294.63
20150629-0062538

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $349,900.00.

Carla S. W. Dodd
Affiant

Subscribed and sworn to before me, this 26th day of June, 2015.

Notary Public
My commission expires:

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 23, 2016

03-1506-38390

Address of New Owner:	Send Tax Bills to:	Tax Information:
Gary Coburn	Mortgage Investors Group	115-13-0-054.00
770 Rodney Drive	8320 East Walker Springs Ln, Ste 200	
Nashville TN 37205	Knoxville, TN 37923	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Charlotte S. Richard, an unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Gary Coburn, Jr. and Teresa Coburn, husband and wife,** hereinafter called the Grantees, their successors 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. 192 on the Plan of Section Eight, West Meade Hills of record in Plat Book 3600, Pages 61 and 62, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 192 fronts 110 feet on the Southeasterly side of Rodney Drive and extends back 798.85 feet on the Northeasterly line and 806.16 feet on the Southwesterly line, to a dead line, which is a broken line, measuring 187.49 feet thereon.

Being the same property conveyed to Charlotte S. Richard by Quitclaim Deed from Wayne Cammer Richard, dated June 30, 1992, recorded July 1, 1992, of record in Book 8666, Page 520, Register's Office for Davidson County, Tennessee. Reference is also made as to instrument of record in Book 4609, Page 780, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 770 Rodney Drive, Nashville, TN 37205.

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 26 day of June, 2015.

Charlotte S. Richard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Charlotte S. Richard** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 26 day of June, 2015.

State of Tennessee at Large

My Commission expires: 9/26/2018

