File Box 8

WARRANTY DEED

KOPSTAIN-H15377

STATE OF Tennessee

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 7th DAY OF January, 2016.

(Affix Seal) Notary Public

My Commission Expires: _____

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	
Eric Kopstain and Renee Daboo	F&M Bank	$2257.00
937-A Caldwell Lane	10 Cadillac Drive Ste 100	
Nashville, TN 37204	Brentwood, TN 37027	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Elizabeth Ann Cartwright, unmarried** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Eric Kopstain and Renee Daboo, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 80 and the south part of Lot No. 81 on the Map of Brookhaven Estates, as of record in Book 1835, Page 49, 50, and 51, Register's Office for Davidson County, Tennessee and described according to a copy of a survey thereof made by T.R. Sanford, July 9, 1954, as follows:

Beginning at a point in the westerly margin of Crestridge Drive at an iron pin at the corner of Lots 79 and 80; thence with the line between said lots, northwesterly 381.4 feet to an iron pin in the south line of the property of Mary F. Caldwell; thence with the south line, North 81 degrees 28 minutes East 335 feet to an iron pin; and North 79 degrees 30 minutes East 50.1 feet to an iron pin, a corner of Lots No. 80 and 81; thence along Caldwell's east line and along the west line of Lot No. 81, North 9 degrees 36 minutes West 60 feet to an iron pin being the southwest corner of a part of Lot No. 81 that was conveyed to Mary F. Caldwell by deed from Bertha W. Harding, of record in Book 2339, Page 235, continuing with said Caldwell's south line, North 80 degrees 24 minutes East 115 feet to an iron pin in the west margin of Crestridge Drive; thence with the margin of the same, southerly around a slight curve, 115.89 feet to an iron pin at the corner of Lots No. 80 and 81 and continuing with the margin of Crestridge Drive, southwesterly 249.86 feet to the point of beginning.

Being the same property conveyed to Elizabeth Ann Cartwright, unmarried by deed from Wilfred A. Fischer, unmarried of record at Book 200411120136496, recorded on 11/12/2004, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) County Taxes, which have been paid by the Grantor and prorated by the parties.

2) Restrictive covenants contained in an instrument of record in Book 1786, Page 501, amended in Book 1969, Page 609, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restrictions, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restrictions (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).

3) All matters appearing on the Plan of record as Book 1835, Page 49, 50, and 51, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as **3905 Crestridge Drive, Nashville, TN 37204**

BILL GARRETT, Davidson County
Trans:T20160002552 DEEDWARR
Recvd: 01/11/16 14:42 2 pgs
Fees:13.00 Taxes:2257.00
20160111-0002786

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 7th day of January, 2016 :

Elizabeth Ann Cartwright

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named Elizabeth Ann Cartwright, the bargainor(s), 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 and official seal at Sumner County, Tennessee, this 7th day of January, 2016.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-18-2019