WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160003172 DEEDWARR
Recvd: 01/13/16 10:01 2 pgs
Fees:13.00 Taxes:1424.50
20160113-0003503

B-LG-15-1205-201-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 5-8-18 (AFFIX SEAL)

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Carrie L. Coker	**New Owner**	
(NAME)	(NAME)	
1205 Paris Avenue #201		**118-01-0L-008.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212-5972		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **VIRGINIA F. PERRY, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CARRIE L. COKER, AN UNMARRIED WOMAN,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 201 of Paris Building, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Paris Building of record in Instrument Number 20091007-0093331, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Virginia F. Perry, an unmarried woman by Warranty deed from Jennifer Lee Carlat, married of record in Instrument No. 20121204-0111150 Register's Office for Davidson County, Tennessee, dated November 29, 2012 and recorded on December 04, 2012.Virginia F. Perry, having since married. Her spouse, Chase Couch joins in the conveyance of this instrument to convey any and all marital rights in and to said property.

This conveyance is subject to:
- Taxes for the year 2016 a lien, not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20091006-0093140 and Instrument No. 20091007-0093331, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Charter of Homeowner's Association of record in Instrument Number 20091007-0093509 and 20091008-0093706, in the Register's Office for DavidsonCounty, Tennessee.
- Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances of record in Instrument Number 20080811-0082119, in the Register's Office for DavidsonCounty, Tennessee.
- Easement to Comcast of record in Instrument Number 20090108-0002143, in the Register's Office for DavidsonCounty, Tennessee.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20080811-0082116, in the Register's Office for DavidsonCounty, Tennessee.
- Application to Combine Parcels of record in Instrument Number 20080908-0091479, in the Register's Office for DavidsonCounty, Tennessee.
- Matters shown on a survey prepared by Barge Waggoner Sumner Cannon, Inc., John M. Duffer, TN RLS No. 1431, dated February 22, 2008.

- Notice of Lease and Right of First Refusal of record in Instrument Number 20060425-0047389, in the Register's Office for DavidsonCounty, Tennessee.
- Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1205 Paris Avenue #201 , Nashville, Tennessee 37212-5972**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; 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(S), 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 the 12th DAY OF JANUARY, 2016.

Virginia F. Perry by John Gleaves,
Attorney in Fact

Chase Couch by John Gleaves,
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, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of VIRGINIA F. PERRY, and who acknowledged he/she/they executed the same as the free act and deed of the said VIRGINIA F. PERRY.

Witness my hand and official seal, this the 6th of January, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

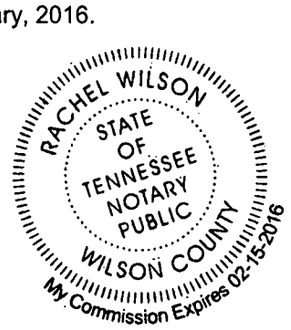


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CHASE COUCH, and who acknowledged he/she/they executed the same as the free act and deed of the said CHASE COUCH.

Witness my hand and official seal, this the 6th of January, 2016.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212