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BILL GARRETT, Davidson County
Trans:T20160012962 DEEDWARR
Recvd: 02/17/16 10:12 2 pgs
Fees:13.00 Taxes:2564.10
20160217-0014820

Prepared by:
Security Title & Escrow Co., LLC
Columbia, Tennessee 38402-1431

Return to Security Title & Escrow Company

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Rebecca Stevens Fua, a married woman,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Anthony Coburn and wife, Michelle Coburn, as tenants by the entirety,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

Land in Davidson County, Tennessee, being Unit No. 2 together with the appurtenant interest in the common elements of Belmont and Burton Townhomes, a Condominium established by Declaration appearing of record as Instrument No. 20090326-0027202, Register's Office of Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Declaration.

Being the same property conveyed to Rebecca Stevens Fua, by deed of record in Book Instrument No. 20090430-0039298, Register's Office of Davidson County, Tennessee.

Map & Parcel 131150F00100CO

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that he is lawfully seized and possessed of said real estate, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the **DAVIDSON** County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

Diego Fua, husband of the FIRST PARTY, hereby joins in this deed for the purpose of conveying any interest he may have in the above-described property by virtue of marriage or otherwise.

IN WITNESS WHEREOF, this conveyance has been executed on the 16th day of **February, 2016.**

Rebecca Stevens Fua
Rebecca Stevens Fua

Diego Fua
Diego Fua

STATE OF **TENNESSEE**

COUNTY OF Maury

Personally appeared before me, the undersigned, **Rebecca Stevens Fua and husband, Diego Fua,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of **February, 2016.**

My commission expires: _____

Melissia Dugger
Notary Public

MELISSIA DUGGER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires MARCH 2, 2018

STATE OF TENNESSEE - _____ COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$ 693,000.00.**

Lynn J Balcombe
Affiant

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this 16th day of **February, 2016.**

My commission expires:
03-07-17

Georgette R Kennedy
Notary Public

NEW PROPERTY OWNERS:

Anthony Coburn and wife,
Michelle Coburn

4801 Belmont Park Terrace

Nashville, Tennessee 37215

PERSON(S) RESPONSIBLE FOR TAXES:

New Owner