BILL GARRETT, Davidson County
Trans: T20160013312 DEEDWARR
Recvd: 02/18/16 08:35 2 pgs
Fees: 13.00 Taxes: 684.50
20160218-0015234

State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Karen M. Graham

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF Feb, 2016.

Notary Public

MY COMMISSION EXPIRES: 7-19-16

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
KAREN M. GRAHAM	New Owner	117-03-O-A/092.00
(NAME) 3000 HILLSBORO PK., #92	(NAME)	
(ADDRESS) NASHVILLE, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, THE ESTATE OF MARY LUCILLE COULTER, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KAREN M. GRAHAM, AN UNMARRIED WOMAN, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING UNIT NO. 92 AS SOWN ON THE PLAT OF VERSAILLES APARTMENTS OF RECORD IN PLAT BOOK 5050, PAGE 80, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, WHICH IS A CONDOMINIUM PLAT.

BEING THE SAME PROPERTY CONVEYED TO MARY LUCILLE COULTER BY DEED FROM ERVIN M. ENTRELIN, TRUSTEE, RECORDED ON JANUARY 3, 1978 IN BOOK 5239, PAGE 449, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID MARY LUCILLE COULTER IS DECEASED. JOHN CHADWICK LONG, THE HEREIN GRANTOR, IS AUTHORIZED TO EXUECUTE THIS DEED PURUSANT TO THE ORDER FILED OF RECORD IN THE CHANCERY COURT FOR SUMNER COUNTY, TENNESSEE, AS CASE NUMBER 2014-PR-367.

This is improved property, known as 3000 HILLSBORO PIKE, #92, NASHVILLE, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors,

and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 16th day of Feb., 2016.

THE ESTATE OF MARY LUCILLE COULTER

John Chadwick Long, Admr.
BY: JOHN CHADWICK LONG, ADMINISTRATOR

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, JOHN CHADWICK LONG AS ADMINISTRATOR OF THE ESTATE OF MARY LUCILLE COULTER, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 16th day of Feb, 2016.

NOTARY PUBLIC
My commission expires: 7-19-16

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY