BILL GARRETT, Davidson County
Trans:T20160018053 DEEDWARR
Recvd: 03/04/16 13:30 2 pgs
Fees:13.00 Taxes:347.80
20160304-0021004

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of February, 2016.

Notary Public
Commission Expires: 3/9/19

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122
#16-0028

Address of New Owner	Send Tax Bills To:	Map & Parcel
Shaina I. Botwin 629 Long Hunter Court Nashville, TN 37217	Same as New Owner	135080-A-62900

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Jonathan M. Coates unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shaina I. Botwin, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Described property located in Davidson County, Tennessee, to-wit:

Unit No. 629 of Nashboro Village Nineteen Condominiums, Tract No. 19, Site Plan, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Nashboro Village Nineteen Condominiums, of record in Book 5333, Page 957, Register's Office for Davidson County, Tennessee, including without limitation the By- Laws appended thereto, of record in Book 5333, Page 999, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Nashboro Village Nineteen Condominiums, of record in Book 5200, Page 80, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Jonathan M. Coates, unmarried by Warranty Deed from Deutsche Bank National Trust Company, as Trustee for the Registered Holders of the Soundview Home Loan Trust 2006-NLC1, Asset-Backed Certificates, Series 2006-NLC1, a Corporation Organized and Existing Under the Laws of the United States, dated 2/22/10 and filed for record on 3/31/10 in Instrument No. 20100331-0023923, in Reigster's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; (4) Master Deed filed for record in Record Book 5333, Page

957, said Register's Office; (5) By-Laws filed for record in Record Book 5333, Page 99, said Register's Office.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 629 Long Hunter Court, Nashville, TN 37217.

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 and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 26th day of February, 2016.

Jonathan M. Coates

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jonathan M. Coates unmarried** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of February, 2016.

Notary Public
My Commission Expires: 11/20/18

(Notary Seal)

