WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,750.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/24/2019
(AFFIX SEAL)

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Y-HR-16-303-T

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)
Karen Kupelian	New Owner	
(NAME)	(NAME)	**119-05-0-414-00**
303 Elberta Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210-4929		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **BRANT STRATMAN, A MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KAREN KUPELIAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Re-Subsivision of a part of Block 27 in Cumberland Nurseries of record in Plat Book 161, Page 139, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brant Stratman, an unmarried man by Special Warranty deed from Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in- Fact Wilson & Associates, P.L.L.C., of record in Instrument No. 20100928-0077129, Register's Office for Davidson County, Tennessee, dated September 24, 2010 and recorded on September 28, 2010.

Said property was never occupied as primary marital residence.

This conveyance is subject to:
- Taxes for the year 2016.
- Plan of record in Plat Book 161, Page 139, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **303 Elberta Street, Nashville, Tennessee 37210-4929**.

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.

BILL GARRETT, Davidson County
Trans:T20160046550 DEEDWARR
Recvd: 06/02/16 13:16 2 pgs
Fees:13.00 Taxes:953.68
20160602-0055663

Witness my/our hand(s) this the 31 DAY OF MAY, 2016.

Brant Stratman 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 BRANT STRATMAN, and who acknowledged he/she/they executed the same as the free act and deed of the said BRANT STRATMAN.

Witness my hand and official seal, this the 31st of May, 2016.

Notary Public
My Commission Expires: 8/20/
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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