BILL GARRETT, Davidson County
Trans:T20160066368 DEEDWARR
Recvd: 08/02/16 11:35 2 pgs
Fees:13.00 Taxes:1147.00
20160802-0079654

LISA S. GEOGHEGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $310,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of July, 2016.

Notary Public

My commission expires: 9.20.2017

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
311 12th Avenue South, Nashville, TN 37203

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Kevin F. Coughlin	**Kevin F. Coughlin**	**082-03-0-359.00**
1023 Stainback Avenue	**1023 Stainback Avenue**	
Nashville, TN 37207	**Nashville, TN 37207**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Stephanie Harrison, an unmarried person and Todd Harrison, a married person

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Kevin F. Coughlin, a single man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Sharpe & Horns 1st Addition North East Nashville of record in Plat Book 57, Page 152, 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 Stephanie Harrison, an unmarried person, and Todd Harrison, a married person by Warranty deed from Andrew Tilghman of record in Instrument No. 20121214-0115480 Register's Office for Davidson County, Tennessee, dated December 10, 2012 and recorded on December 14, 2012.

This is improved property known as **1023 Stainback Avenue, Nashville, TN 37207.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 28th day of July, 2016.

Stephanie Harrison
by Mitchell A. Watts, Attorney in Fact
Stephanie Harrison by Mitchell A. Watts,
Attorney-in-Fact

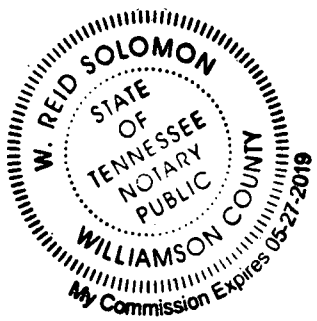
Todd Harrison
by Mitchell A. Watts, Attorney in Fact
Todd Harrison by Mitchell A. Watts,
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Mitchell A. Watts** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **Stephanie Harrison and Todd Harrison** for the purposes therein contained, and who further proved to me that he is the **Attorney-in-Fact** for **Stephanie Harrison and Todd Harrison,** and is authorized by them to execute this instrument on their behalf.

Witness my hand and official seal this 28th day of July, 2016.

W Reid Solomon
Notary Public
My Commission Expires: 5-27-19



SolomonParks File No. 816001

Vanderpool and Pearman
256 Seaboard Lane G-104
Franklin, TN 37067
(615) 771-9800