THIS INSTRUMENT PREPARED BY:
James L. Grillot
900 S. Gay St., 4th Floor
Knoxville, TN 37902

AFTER RECORDING RETURN TO:
BridgeTrust Title Group
4400 Harding Road, Suite 400
Nashville, TN 37205

Davidson County DEEDWARR
Recvd: 08/08/16 15:59 3 pgs
Fees:18.00 Taxes:1073.00
20160808-0082475

Grantee:
Kelsey Coulton
320 Old Hickory Blvd. #1200
Nashville, TN 37221

Send Tax Bills To:
~~Kelsey Coulton~~
~~320 Old Hickory Blvd. #1200~~
~~Nashville, TN 37221~~
Integrity First Financial Grop, Inc.
6333 Greenwich DR, Ste 280
San Diego, CA 92122

Map & Parcel No.:
128120A07200CO

WARRANTY DEED

THIS INDENTURE, made and entered into this 8th **day of** August, 20 16, by and between **Jamal Y. Perry, unmarried**, party of the first part, and **Kelsey H. Coulton, married**, party of the second part,

WITNESSETH: That for and in consideration of **TWO HUNDRED NINETY THOUSAND AND 00/100 DOLLARS ($290,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 72, Building No. 12 on the Plan of Section 10, Phase 1A, Eagle Ridge at the Reserve Condominiums, 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 and by-laws, of record as Instrument No. 20011011-0110875, as supplemented and amended by supplement and Amendment No. 6 to the Master Deed of record as Instrument No. 20020313-0031654, Register's Office for Davidson County, Tennessee, together with undivided percentage interest in the common elements appurtenant to said unit as set forth in said master deed, reference is hereby make to the Plat of Eagle Ridge at the Reserve Condominium as shown on "Exhibit "A" to the master deed of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Brad M. Brach, from Theresa L. Kinney, unmarried, and Judith M. Kinney, unmarried, as joint tenants with right of survivorship, by Warranty Deed dated September 14, 2012, of record in Instrument Number 20121001-0089211, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Jamal Y. Perry, a single person, from Brad M. Brach and wife, Jenae Brach, by Warranty Deed dated January 21, 2015, of record in Instrument Number 20150123-0006975, in the Register's Office of Davidson County, Tennessee. See also Notary Certificate of Correction of record in Instrument Number 20150212-0013201, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

And the said party of the first part does hereby covenant with the said party of the second part that party of the first part is lawfully seized in fee of the aforedescribed real estate; that party of the first part has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto the party of the first part will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Jamal Y. Perry

STATE OF TENNESSEE, COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, **Jamal Y. Perry,** unmarried, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 8th **day of** August, **20**16.

Notary Public

My commission expires: 10/7/2016

BARBARA LUCCIOLA COKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF Davidson

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$290,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 8th **day of** August, **20**16.

Notary Public

My commission expires: 10/7/2016

BARBARA LUCCIOLA COKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY ADDRESS:
320 Old Hickory Blvd. #1200
Nashville, TN 37221

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY