Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$173,000.00**
| X John Coulter
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 12th day of September, 2016.
| Susan Frensley Newton
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 9-11-17
| (AFFIX SEAL)

SUSAN FRENSLEY NEWTON NOTARY PUBLIC TENNESSEE My Comm Exp. SEPTEMBER 11, 2017 COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Coulter and Michael Davis 608 Mercer Drive Hermitage, TN 37076	Primary Residential Mortgage 1480 North 2200 West Salt Lake City, UT 84116	075.11-0-045.00

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, we,

Christine Hynek, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

**John Coulter, unmarried, and Michael Davis, unmarried,
as tenants in common with right of survivorship**

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:

LAND in Davidson County, Tennessee, being Lot No. 417, on the plan of Highlands of Tulip Grove, Section 3-A, as shown on plat of record in Plat Book 5210, Page 229, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Christine Hynek by Special Warranty Deed from Mortgage Electronic Registration Systems, Inc. dated March 26, 2004 of record in Instrument Number 20040401-0036976, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) All matters affecting said premises as shown on Plat of record in Book 5210, Page 229, Register's Office for Davidson County, Tennessee.
3) Restrictive Covenants contained in Book 4849, Page 767; as amended in Book 5020, Page 58; Book 5028, Page 357; Book 5545, Page 321; and Book 6017, Page 179, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **608 Mercer Drive, Hermitage, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 do 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand(s) this 12th day of September, 2016.

Christine Hynek

BILL GARRETT, Davidson County
Trans:T20160080511 DEEDWARR
Recvd: 09/14/16 12:35 2 pgs
Fees:13.00 Taxes:640.10
20160914-0096633

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Christine Hynek, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of September, 2016.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076