THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16109749** BILL GARRETT, Davidson County Trans:T20160103574 DEEDWARR Recvd: 11/23/16 09:17 2 pgs Fees:13.00 Taxes:888.00 20161123-0123571	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $240,000.00. Affiant Subscribed and sworn to before me, this 21st day of November, 2016. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Yasmin Rivera 654 SAINT JULES LN Nashville TN 37211-7043	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 173090A08100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Benjamin R. Coulston, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Yasmin Rivera, an unmarried woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of Lenox Village, Revision One, Section Two, as of record in Instrument No. 200207310091872, Register's Office for Davidson County, Tennessee to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Benjamin R. Coulston, unmarried by Warranty Deed from Anissa L. Price and David Price, wife and husband, recorded on the 14th day of May, 2013 in Instrument No. 20130514-0048290, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LENOX VILLAGE, REVISION ONE, SECTION TWO, as recorded in Instrument No. 20020731-0091872.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20020315-0032826 and 20021226-0158458.

Charter of Homeowners Association recorded at Instrument No. 20020412-0045831.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing LENOX VILLAGE, REVISION ONE, SECTION TWO Condominium of record in Instrument No. 20020315-0032825; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements

now or hereafter established over, through or upon the land embracing the regime and building thereon.

Grant of Easement recorded at Instrument No. 20130626-0065783.

This is improved property located at 654 SAINT JULES LN Nashville TN 37211-7043

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of November, 2016.

Benjamin R. Coulston

Jacqueline Coulston

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Benjamin R. Coulston and Jacqueline Coulston, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of November, 2016.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018