1/GSRM
Box 44

BILL GARRETT, Davidson County
Trans:T20160115238 DEEDWARRSP
Recvd: 12/30/16 15:07 3 pgs
Fees:18.00 Taxes:1554.00
20161230-0137632

THIS INSTRUMENT PREPARED BY: WILLIAM T. SMITH **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH, SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $420,000.00. Kimberly H. Cameron, Affiant Subscribed and sworn to before me, this 29th day of December, 2016. Notary Public My commission expires: WILLIAM T. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 5, 2017

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
4809 Trousdale Partners, LLC 5832 Beauregard Drive Nashville, TN 37215	SAME	146 04 0 179.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS LEE COULTER** and wife, **CATHY WALKER COULTER** (collectively, "Grantors"), have bargained and sold, and by these

presents do transfer and convey unto **4809 TROUSDALE PARTNERS, LLC**, a Tennessee limited liability company ("Grantee"), its successors, and its assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1, as shown on the map entitled Resubd. Northerly Portion of Reserve Parcel, Dorothy R. Norton Property, of record in Plat Book 5190, page 709, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Thomas Lee Coulter et ux. Cathy Walker Coulter by deed from Dorothy R. Norton, unmarried, of record in Book 6066, page 58, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Matters shown on the Plan of record in Plat Book 5190, page 709, Register's Office for Davidson County, Tennessee.
2. Matters shown on the Plan of record in Plat Book 6250, page 273, Register's Office for Davidson County, Tennessee.
3. Rights of tenant, as tenant-in-possession only, under unrecorded lease.

This is improved property known as 4809 Trousdale Drive, Nashville, Tennessee 37220. This is commercial property and is not currently and has never been the primary residence of the Grantors.

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, its successors, and its assigns, forever; and Grantors covenant with the said Grantee and bind Grantors, their heirs, and their assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors, and its assigns against the lawful claims of all persons whomsoever arising by, through, or under the Grantors, but not otherwise.

WITNESS my hand effective as of the 29th day of December, 2016.

GRANTORS:

Thomas Lee Coulter

Cathy Walker Coulter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THOMAS LEE COULTER**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of December, 2016.

Notary Public

My Commission Expires:

WILLIAM T. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 6, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CATHY WALKER COULTER**, with whom I am personally acquainted (or proved 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 29th day of December, 2016.

Notary Public

My Commission Expires:

WILLIAM T. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 6, 2017