File BOX 8

WARRANTY DEED	State of Tennessee County of Davidson
BILL GARRETT, Davidson County Trans:T20170039530 DEEDWARR Recvd: 05/09/17 14:37 2 pgs Fees:13.00 Taxes:1017.50 20170509-0046097	The actual consideration or value, whichever is greater, for this transfer is $275,000.00. Affiant Subscribed and sworn to before me, this the 5th day of May, 2017. Notary Public My commission expires: (AFFIX SEAL)

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Erin M. Wilfong	Fifth Third Mortgage	Map 103-08-0-B Parcel 213.00co
213 Sloan Road	5050 Kingsley Dr.	
Nashville, Tennessee 37209	Cincinnati, OH 45263	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Andrew Wade Coulton, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erin M. Wilfong

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 Unit No. 213, together with the appurtenant interest in the common elements of Parklane Condominiums, Phase III, a horizontal property regime established by Master Deed, of record in Book 7486, Page 75, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Andrew Wade Coulton, a single person, by Deed dated August 28, 2009 from Sunshine Real Estate, LP, a Tennessee limited partnership, of record in Instrument No. 20090904-0083423, Register's Office for Davidson County, Tennessee.

Kelsey H. Coulton, spouse of the above named Andrew Wade Coulton, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as set out on Exhibit "B" to the Master Deed of record in Book 7486, Page 75, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest 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; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Parklane Condominiums, Phase III. (3) Master Deed of Parklane Condominiums, Phase III, of record in Book 7486, Page 75, said Register's Office. (4) By-Laws of Parklane Homeowner's Association, Inc., of record in Book 7376, Page 580, said Register's Office. (5) Charter of Parklane Condominiums Homeowners' Association, Inc., of record in Book 7710, Page 305 and amended in Book 7895, Page 173, said Register's Office. (6) Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20160301-0019394, said Register's Office. (7) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **213 Sloan Road, Nashville, Tennessee 37209**

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 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/our hand(s) this 8th day of **May, 2017.**

Andrew Wade Coulton

Kelsey H. Coulton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Andrew Wade Coulton and Kelsey H. Coulton,** the within named sellesr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of **May, 2017.**

Notary Public

My Commission Expires:_____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017