THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33654-05-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $240,400.00. Affiant Subscribed and sworn to before me this 18th day of May, 2017. Notary Public My Commission Expires: 1/17/21

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Matthew Kirkland 4700 Brighton Village Dr. Nashville, TN 37211	**Send Tax Bills To:** **FirstBank** **318 Seaboard Lane, Ste 205** **Franklin, TN 37067**	**Tax Information:** Map and Parcel No.: 161 09 0 A 001 00CO

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, **Paul M. Coleman**, ("Grantor"), unmarried, has this day bargained and sold, and does hereby transfer and convey to **Matthew Kirkland,** an unmarried man ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4700 Brighton Village Dr., Nashville, TN 37211.

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

And Grantor covenants that he 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, its his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

BILL GARRETT, Davidson County
Trans:T20170042722 DEEDWARR
Recvd: 05/19/17 09:55 3 pgs
Fees:18.00 Taxes:889.48
20170519-0049837

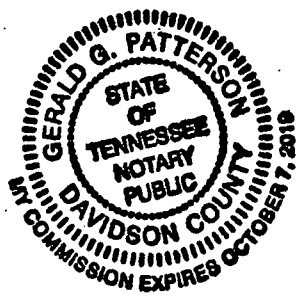
IN WITNESS WHEREOF, Grantor has executed this instrument on the 18th day of May, 2017.

Paul M. Coleman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paul M. Coleman, with whom I am personally acquainted (or proved to me 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 18th day of May, 2017.



Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 4700 (a/k/a Unit 20), together with the appurtenant interest in the common elements of Brighton Village Phase I, a horizontal property regime established by Master Deed of record in Instrument No. 20080117-0005582, as amended by First Amendment in Instrument No. 20080808-0081965, as corrected in Instrument No. 20110520-0038914, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit A to the aforementioned First Amendment to the Master Deed in Instrument No. 20080808-0081965, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Paul M. Coleman and Christy Coleman, husband and wife, by deed dated May 15, 2008 from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20080516-0050678, Register's Office for Davidson County, Tennessee. The parties having since divorced. By Quitclaim Deed dated June 4, 2015 in Instrument No. 20150611-005514, Register's Office for Davidson County, Tennessee, Paul M. Coleman, an unmarried man and Christy Coleman, an unmarried woman, conveyed subject property to Paul M. Coleman, an unmarried man.

This conveyance is made subject to:

1. Taxes or special assessments which are not shown as existing liens by the public records.
2. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 161 09 0 A 001 00CO.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Brighton Village, of record in Instrument No. 20080117-0005582, amended in Instrument No. 200808-0081965, corrected in Instrument No. 20110520-0038914, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record attached as Exhibit A to the First Amendment to Master Deed as of record in Instrument No. 20080808-0081965, Register's Office for Davidson County, Tennessee.
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7520, page 908, Register's Office for Davidson County, Tennessee.
7. Driveway Easement as disclosed by instruments of record in Book 7233, page 438 and Book 7416, page 47, Register's Office for Davidson County, Tennessee.
8. Agreements regarding sewage soil absorption system of record in Book 7230, pages 136 and 137, Register's Office for Davidson County, Tennessee.
9. Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances of record in Instrument No. 20061027-0133575 and Instrument No. 20071121-0136402, Register's Office for Davidson County, Tennessee.
10. Storm water detention agreement of record in Instrument No. 20061027-0133549 and Instrument No. 20071121-0136366, Register's Office for Davidson County, Tennessee.