Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

~~39-B~~
File #17-1229

BILL GARRETT, Davidson County
Trans:T20170069705 DEEDWARR
Recvd: 08/11/17 11:19 2 pgs
Fees:13.00 Taxes:2153.40
20170811-0082460

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kristy L. Tinsley, unmarried and Mark Tinsley, a married man, as tenants in common,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Brian J. Coens and Stacey J. Coens, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Certain Condominium apartment in Davidson County, Tennessee being Unit A of the Bradford Avenue Townhomes, a Horizontal Property Regime, 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., as amended in the Tennessee Code Annotated, and as established by Master Deed and By-Laws of record in Instrument No. 20080116-0004867, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Deed. Reference is hereby made to the plat of the Bradford Avenue Townhomes as shown on Exhibit "A" to the Master Deed of record in Instrument No. 20080116-0004867, said Register's Office.

Being the same property conveyed to Kristy L. Tinsley, unmarried and Mark Tinsley, a married man, as tenants in common, by deed from Exodus Industries, Inc, dated January 30, 2008, of record in Instrument No. 20080131-0009849, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 846 A Bradford Avenue, Nashville, TN 37204.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 9th day of August, 2017.

Kristy L. Tinsley

Kristy L. Tinsley

Mark Tinsley by Kristy L. Tinsley His attorney in Fact

Mark Tinsley by ~~Kristy~~ L. Tinsley
His Attorney in Fact

State of Tennessee)
County of Davidson)

On this 9th day of August, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Kristy L. Tinsley, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

On this the 9th day of August, 2017, before me personally appeared Kristy L. Tinsley, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mark Tinsley, acknowledged that such person executed the same as the free act and deed of Mark Tinsley.

Notary Public

My commission expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 582,000.00.**

Affiant

Sworn and subscribed before me on this the 9th day of August, 2017.

Kathy Snider
Notary Public

My Commission Expires: _____

KATHY SNIDER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires May 8, 2018

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Brian Coens	New Owner	105-14-0E-002.00
846 A Bradford Avenue		
Nashville, TN 37204		