Bill Garrett Davidson County
Batch# 6478 DEEDWARR
10/02/2017 02:17:30 PM 4 pgs
Fees: $23.00 Taxes: $1,202.50
20171002-0100677

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 33844-07-2017	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $325,000.00. Affiant Subscribed and sworn to before me this 2nd day of October, 2017. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lauren M. Mourier Mark A. Mourier 924 A Strouse Avenue Nashville, TN 37206	Flagstar Bank FSB 5151 Corporate Drive Troy, MI 48098	Map and Parcel No.: 072 13 0 C 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, **Christopher N. Coyne and wife Cory B. Coyne (collectively, "Grantors")** have this day bargained and sold, and do hereby transfer and convey to **Lauren M. Mourier, a single woman, and Mark A. Mourier, a married man, daughter and father, as joint tenants with rights of survivorship (collectively, "Grantees")**, their 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 924 A Strouse Avenue, Nashville, TN 37206.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their 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.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 2nd day of October, 2017.

Christopher N. Coyne

Cory B. Coyne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher N. Coyne and Cory B. Coyne, 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, at office, this 2nd day of October, 2017.

KELLY E. COX
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of 924 Strouse Avenue Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20140122-0005914, Register's Office for Davidson County, Tennessee, said Unit depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration.

Being the same property conveyed to Christopher N. Coyne and wife, Cory B. Coyne by deed dated August 14, 2014 from Kudzu Real Estate, Inc. of record in Instrument No. 20140820-0075746, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 072 13 0 C 001 00CO.
2. Restrictive covenants contained in an instrument of record in Book 1716, page 453, Register's Office for Davidson, County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for 924 Strouse Avenue Townhomes, of record in Instrument No. 20140122-0005914, 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 as Book 1424, page 96, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record attached as Exhibit B to the Declaration of record in Instrument No. 20140122-0005914, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

