This instrument prepared by:
Homefront Title, LLC d/b/a Midtown
Title of Murfreesboro
1639 Medical Center Parkway
Suite 101
Murfreesboro, TN 37129

File Number: 2-17-1184

Bill Garrett Davidson County
Batch# 41110 DEEDWARR
12/27/2017 09:58:35 AM 3 pgs
Fees: $18.00 Taxes: $1,006.40

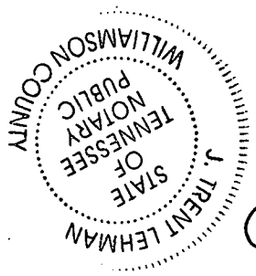


20171227-0130993

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $272,000.00

Affiant



Subscribed and sworn to before me, this the 22 day of December, 2017

Notary Public
My Commission Expires: 11/14/21

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Debby L. Booth and Christina Kerchief 8563 Sawyer Brown Rd Nashville, TN 37221	New Owner	142 13 0C 037.00

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(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Candice Carlisle and Richard Coe, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Debby L. Booth, and Christina Kerchief,*** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

*as joint tenants with right of survivorship

Land in Davidson County, Tennessee, being Unit # 8563 together with the carport designated No. 8563-c in River Plantation, Section Ten, Phase II-D a Condominium Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Ten, Phase II-D, Condominium Apartments, record in Plat Book 9700, Page 203 and 204, Register's Office for Davidson County, Tennessee and described in Master deed recorded in Book 9394, Page 598, said Register's Office to which reference is hereby made and in annexation document in Book 10136, Page 708, Registers Office for Davidson County, Tennessee. The easements restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Ten, Phase II-D, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 9394, Page 598, et. Seq., as applied to Section Ten, Phase II-A; and Section Ten, Phase II-B, Section Ten, Phase II-C, Section Ten, Phase II-D, and Section Ten, Phase II-E, by annexation documents in Book 9780, Page 284, Book 9669, Page 111, in Book 10024, Page 409, in Book 10136, Page 708, in Book 10417, Page 348, Registers Office for Davidson County, Tennessee are incorporated in this deed by reference and made a part thereof the same as though copied herein.

Being the same property conveyed by Warranty Deed from Rena C. Ellzy to Richard Coe and Candice Carlisle, husband and wife, as recorded on the 8th day of May, 2017 in Instrument No. 20170508-0045688, in the Register's Office of Davidson County, Tennessee.

This Instrument executed on behalf of Candice Carlisle ("Principal") by Christopher M. Corriveau pursuant to the Power of Attorney executed of record simultaneously herewith in Instrument Number 20171227-0130992, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is ☒ improved or ☐ unimproved property located at: **8563 Sawyer Brown Road, Nashville, TN 37221.**

This conveyance is made subject to 1) Property taxes for the year 2017 a lien due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of December, 2017.

GRANTOR:

Candice Carlisle by [signature] Attorney in Fact
Candice Carlisle by Christopher M. Corriveau, her Attorney-In-Fact

[signature]
Richard Coe

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher M. Corriveau, the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Candice Carlisle ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 21st day of December, 2017.

AMANDA VAUGHN — State of Tennessee Notary Public — DAVIDSON COUNTY

[signature]
Notary Public
My Commission expires: 5/5/2020

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Richard Coe, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of December, 2017.

[signature]
Notary Public
My Commission expires: 5/5/2020

AMANDA VAUGHN — State of Tennessee Notary Public — DAVIDSON COUNTY

EXHIBIT "A"
TO Warranty Deed
From: Candice Carlisle and Richard Coe
To: Debby L. Booth and Christina Kerchief

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

The undersigned Affiant, Christopher M. Corriveau, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

/ M. M
Affiant

WITNESS my hand and seal at office this 21st day of December, 2017.

Amanda Vaughn
Notary Public
My Commission Expires: 5/5/2020

