WARRANTY DEED

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

W-VRES-18-108

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $685,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: (AFI

Bill Garrett Davidson County
Batch# 69709 **DEEDWARR**
03/15/2018 02:12:49 PM 2 pgs
Fees: $13.00 Taxes: $2,534.50
20180315-0024657

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christopher Courington and Shelley Courington	**Mortgage Investors Group**	
(NAME) **108 Abbeywood Drive**	(NAME) **8320 East Walker Springs Lane**	**131-06-0F-014.00-CO**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) **Knoxville, TN 37923**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PHILIPPE JOUAN AND SPOUSE, SOPHIE JOUAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER COURINGTON AND SHELLEY COURINGTON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Plat of Burton Hills Village of Abbeywood, Tract 21 of record in Plat Book 6900, Page 223, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Philippe Jouan and spouse, Sophie Jouan by Warranty Deed from Edwin M. Walker and spouse, Janet Eyler of record in Instrument No. 20120615-0052474 Register's Office for Davidson County, Tennessee, dated June 13, 2012 and recorded on June 15, 2012.

The said Phillippe Chirlon Jouan is one in the same as Philippe Jouan.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- All matters shown on the Plan of record in Plat Book 6900, Page 223, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions, of record in Book 6326, Page 588, amended in Book 6517, page 522, Book 6691, page 593, Book 6778, page 532, Book 6778, page 536, Book 6911, page 120, Book 7046, page 520, Book 7076, page 691, Book 7146, page 188, Book 7146, page 193, Book 9790, page 987 and Book 9882, page 733, as Assignment of Rights and status of Developer recorded in Book 8967, page 727, Register's Office for Davidson County, Tennessee.
- Terms and provisions of By-Laws of Burton Hills of record in Book 7076, Page 763, in the Register's Office for Davidson County, Tennessee.
- Charter for Burton Hills HOA of record in Book 6517, Page 505, amended in Book 6921, Page 216, Book 6665, Page 1, Book 6921, Page 210, Book 6517, Page 511, Book 6921, Page 214 and Book 7189, Page 72, in the Register's Office for Davidson County, Tennessee.
- Charter for Burton Hill Recreational Association of record in Book 6517, Page 511 amended in Book 6921, page 214, in the Register's Office for Davidson County, Tennessee.
- Charter for Burton Hills Village of Abbeywood HOA of record in Book 7189, Page 73, in the Register's Office for Davidson County, Tennessee.
- Deed of common areas to HOA of record in Book 6917, Page 699 and Book 6930, pages 483 & 485, in the Register's Office for Davidson County, Tennessee.
- Sanitary sewer and drainage easement of record in Book 3702, Page 250, Book 4298, page 491 and Book 7519, page 978, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Book 10859, Page 13, in the Register's Office for Davidson County, Tennessee.
- Deed Conveyance of record in Book 7275, Page 826, Book 7240, page 543 and Book 7240, page 605, in the Register's Office for Davidson County, Tennessee.
- Agreement of record in Book 6470, Page 383, Book 6655, Page 47, Book 7147, Page 411 and Book 7147,

page 416, and Book 7147, Page 423, in the Register's Office for Davidson County, Tennessee.
• Assignment of Water Taps and Sewer Taps Burton Hills of record in Book 9193, Page 523, in the Register's Office for Davidson County, Tennessee.
• Easement for maintenance and use of a driveway of record in Book 7770, Page 873, in the Register's Office for Davidson County, Tennessee.
• Easement for air conditioner and maintenance of said air conditioner of record in Book 7902, Page 74, in the Register's Office for Davidson County, Tennessee.
• Deed of Conveyance of record in Book 11497, Page 554, in the Register's Office for Davidson County, Tennessee.
• Restrictions of record as Instrument Number 20120615-0052474 in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **108 Abbeywood Drive, Nashville, Tennessee 37215**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 9th DAY OF MARCH, 2018.

Philippe Jouan by Laura Mitchell, Attorney-in-Fact

Philippe Jouan by Laura Mitchell,
Attorney in Fact

Sophie Jouan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PHILIPPE JOUAN, and who acknowledged he/she/they executed the same as the free act and deed of the said PHILIPPE JOUAN.

Witness my hand and official seal, this the 9th of March, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SOPHIE JOUAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of March, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212