File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Bill Garrett Davidson County
Batch# 109231 DEEDWARR
06/26/2018 02:32:26 PM 2 pgs
Fees: $13.00 Taxes: $869.50

20180626-0061517

W & I Ref: (DM) Title No.: 59800
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Joseph Gautier Kathryn Lockley 2200 Fox Avenue Nashville, TN 37210	LoanDepot.com 26642 Towne Centre Drive Foothill Ranch, CA 92610

TAX MAP PARCEL NUMBERS: 11901022000 & 11901022100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$235,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robin R. Coutras, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joseph Gautier and Kathryn Lockley, 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:**

Land in Davidson County, Tennessee, being Lot No. 182 and the northerly 25 feet of Lot 183 on the Map of Overhill City And W.H. Fox Subdivision of Blocks No. 14-15-16-20-21-29 and 30, Cumberland Nurseries, as shown by plat of record in Plat Book 332, page 21, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 182 and the said northerly part of Lot No. 183 adjoin and front together 84.7 feet on the east side of Fox Avenue and run back between lines, measuring 150.03 feet on the north line, as measured along the south margin of Mill Creek Church Road and 150 feet on the south line as measured along the south line of the north part of Lot No. 183 to an alley in the rear on which they measure 87.5 feet thereof.

Included in he above description but expressly excluded form this conveyance is property described of record in Book 8620, page 370, said Register's Office, to the Metropolitan Government of Nashville and Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 182 and part of the northerly 25 feet of Lot 183 on the Map of Overhill City and W. H. Fox Subdivsion of certain lots, in Cumberland Nurseries, as of record in Book 332, page 21, Register's Office for said County.

RIGHT-OF-WAY: Beginning at the point of intersection of the existing southerly right-of-way of Glenrose Avenue and the existing easterly right-of-way line of Fox Avenue; thence S 89 degrees 15' 13" E a distance of 19.37 feet along the existing southerly right-of-way line of Glenrose Avenue to a point of curvature; thence southwesterly in a curve concave to the southeast having a radius of 20 feet a distance of 30.77 feet to a point of tangency; thence N 02 degrees 35' 02" E a distance of 19.37 feet along the existing easterly right-of-way line of Fox Avenue to the point of beginning, said tract containing 0.002 acres, more or less.

Being the same property conveyed to Robin R. Coutras, a single person, by Warranty Deed from Alexis D. Carr, a single woman, N/K/A Alexis Rust, a single person, dated August 22, 2014 and recorded on August 26, 2014, of record in Inst. No. 20140826-0077510, Register's Office for Davidson County, Tennessee. And by Quitclaim Deed to consolidate Tax Parcels of record in Instrument No. 20180601-0052522, said Register's Office.

Description Reference: The description is the same as that used in the grantor's vesting deed.

This conveyance is subject to: Taxes for 2018, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 332, page 21, said Register's Office,

This is improved property, known as 2200 Fox Avenue, Nashville, TN 37210

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 22nd day of June, 2018.

Robin R. Coutras

State of Tennessee

County of Davidson

On this 22nd day of June, 2018, before me the undersigned authority, personally appeared Robin R. Coutras, 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.

My Commission Expires:

Notary

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $235,000.00.

Affiant

Sworn and subscribed before me this 22nd day of June, 2018.

My Commission Expires:

Notary

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018