WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $462,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 271449 DEEDWARR
08/14/2019 12:40:28 PM 2 pgs
Fees: $13.00 Taxes: $1,711.25

20190814-0081248

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)
The Stewart Family Trust dated December 3, 2003	**NEW OWNER**	
(NAME) **1165 Bay Laurel Drive**	(NAME)	**118-01-0L-008.00-CO**
(ADDRESS) **Menlo Park, CA 94025**	(ADDRESS)	
(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, **CARRIE L. COKER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **COLIN R. STEWART AND GRACE R. STEWART, TRUSTEES OF THE STEWART FAMILY TRUST DATED DECEMBER 3, 2003,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 201 of Paris Building, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Paris Building of record in Instrument Number 20091007-0093331, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Carrie L. Coker, an unmarried woman by Warranty deed from Virginia F. Perry, married of record in Instrument No. 20160113-0003503 Register's Office for Davidson County, Tennessee, dated January 12, 2016 and recorded on January 13, 2016.

The said Carrie L. Coker has since married, but the subject property was not the marital residence of the grantor.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Covenants, Conditions and Restrictions of record in Instrument Number 20091006-0093140 and Instrument No. 20091007-0093331, Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Instrument Number 20091007-0093509 and Instrument No. 20091008-0093706, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances of record in Instrument Number 20080811-0082119, in the Register's Office for Davidson County, Tennessee.
- Easement to Comcast of record in Instrument Number 20090108-0002143, in the Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20080811-0082116, in the Register's Office for Davidson County, Tennessee.
- Application to Combine Parcels of record in Instrument Number 20080908-0091479, in the Register's Office for Davidson County, Tennessee.
- Matters shown on a survey prepared by Barge Waggoner Sumner Cannon, Inc., John M. Duffer, TN RLS No. 1431, dated February 22, 2008.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1205 Paris Avenue Apt#201, Nashville, Tennessee 37212**.

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 AUGUST, 2019.

Carrie L. Coker

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~DAVIDSON~~ Chatham

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARRIE L. COKER, 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 7th of August, 2019.

Notary Public: Valencia M Russell
My Commission Expires: 4-13-2020
(SEAL)

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