Karen Johnson Davidson County
Batch# 308669 DEEDWARR
10/30/2019 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $3,237.50
20191030-0111675

WARRANTY DEED

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 12-8-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000.00

Julie Bain
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF OCTOBER, 2019.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Atamian and Hilary Heath Atamian	SUNTRUST BANK	
(NAME)	(NAME)	
937 A Caldwell Lane	1001 SEMMES AVE	118 13 0J 001.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	RICHMOND, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ERIC KOPSTAIN AND RANEE DABOO, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH ATAMIAN AND HILARY HEATH ATAMIAN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of CALDWELL ESTATES A TOWNHOUSE PLANNED UNIT DEVELOPMENT, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing CALDWELL ESTATES A TOWNHOUSE PLANNED UNIT DEVELOPMENT, a Horizontal Property Regime, of record in Instrument Number 20111123-0091775, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Eric Kopstain and spouse, Renee Daboo, by Warranty Deed from Entrust Tennessee, Inc., fbo Charles Cline IRA, as to a 50% undivided interest, and Entrust Tennessee, Inc. fbo Cleland Ratcliffe IRA, as to a 50% undivided interest (Entrust Tennessee, Inc., now knows as IRA Innovations, Inc.), of record in Instrument No. 20121022-0096657, in the Register's Office of Davidson County, Tennessee, dated October 15, 2012 and recorded on October 22, 2012. Ranee Daboo and Renee Daboo are one and the same.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 937 A Caldwell Lane, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hand this 29th day of October, 2019

Ranee Daboo

RANEE DABOO

Eric Kopstain by Ranee Daboo Attorney in fact

ERIC KOPSTAIN, BY: RANEE DABOO, ATTORNEY IN FACT

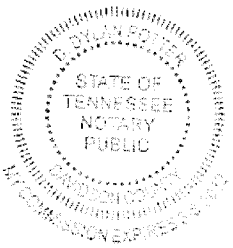
STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal this 29th day of October, 2019.

Commission expires:



Notary Public

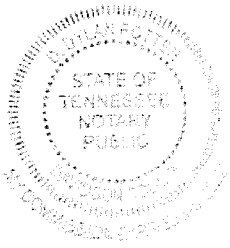
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 29th day of October, 2019, before me personally appeared Ranee Daboo, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Eric Kopstain and acknowledged that she executed the same as the free act and deed of Eric Kopstain.

Witness my hand and official seal this 29th day of October, 2019.

Commission expires:



Notary Public

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of TN
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022