WARRANTY DEED

Karen Johnson Davidson County
Batch# 493686 DEEDWARR
10/12/2020 08:37:30 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20201012-0117973

JM-SB-VRES-20-102

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/[illegible]/[illegible]

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Deborah Vahle **Matthew D. Charette**	**NEW OWNER**	
(NAME) **2445 Eastland Ave.**	(NAME)	**103-06-0-050.00**
(ADDRESS) **Nashville, TN 37206**	(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, **TERESA COULTER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DEBORAH VAHLE, SINGLE AND MATTHEW D. CHARETTE, SINGLE, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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. 31 on the revised plat of Richland Meadows, Section 4, as of record in Book 2330, Page 95, Register's Office for Davidson County, Tennessee.

Said Lot No. 31 fronts 29 feet on the Easterly margin of the terminus of Rural Avenue and extends back between lines measuring 181 feet on the Northwesterly line, which is a broken line, and 137.4 feet on the Southwesterly line to a straight line in the rear measuring 149 feet thereon.

Being the same property conveyed to James M. Coulter and Teresa Coulter, husband and wife by Quitclaim deed from James M. Coulter of record in Instrument No. 20191010-0103830 Register's Office for Davidson County, Tennessee, dated October 04, 2019 and recorded on October 10, 2019.

The said Jeames M. Coulter died November 16, 2019 leaving Teresa Coulter as the surviving tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 2330, Page 95, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2541, Page 577, 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: **102 Rural Ave, Nashville, Tennessee 37209**.

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 6th DAY OF OCTOBER, 2020.

Teresa Coulter by TH

Teresa Coulter
by Paul Hinman as Attorney-in-fact

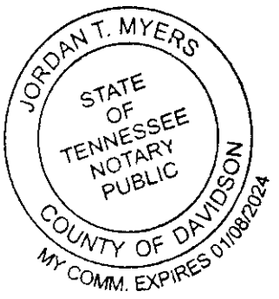
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERESA COULTER, 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 6th of October, 2020.

Jordan T Myers

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212