Davidson County DEEDWARR
Recvd: 01/19/01 14:29 2pgs
Fees:11.00 Taxes:255.30

20010119-0006040

STATE OF TENNESSEE
COUNTY OFWilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE JANUARY 17, 2001.

Notary Public

MY COMMISSION EXPIRES: 4/1/2002

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Wilson County, Inc., 1281-G North Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cology Homes, Inc.	Owner	Map 96-7A28.00 CO
324 Stewarts Ferry Pike	615 Murfreesboro Road	3DZ 62185
Nashville, Tennessee 37214	Nashville, TN 37210	
(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, **JAMES M. COPELAND AND WIFE, MICHAELA L. COPELAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COLOGY HOMES, INC.**, 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 condominium unit in Davidson County, Tennessee described as follows: Unit No. 1, Lot 1, in a Horizontal Property Regime as shown on the condominium site plan of Bianca Square Condominiums, as of record in Book 5200, Page 661 and Book 5800, Page 101, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James M. Copeland (Married) by deed from Patricia Galluzzi, unmarried of record in Book 10213, Page 169, Register's Office, Davidson County, Tennessee.
Michaela L. Copeland herein joins to convey any and all rights and interests she may have, if any.

This is the same description as in previous deed of record.

The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Bianca Square Condominiums, as of record in Book 5200, Page 661 and Book 5800, Page 101, and Master Deed of record in Book 6162, Page 195 as amended in Book 6165, Page 566 and Book 9885, Page 208; By-Laws of record in Book 6162, Page 211 as amended in Book 6225, Page 906; Rules and Regulations of record in Book 6162, Page 226, and Charter of record in Book 6168, Page 507, said Register's Office.

This conveyance is subject to any and all easements and minimum building setback lines of record.

THIS conveyance is made subject to easements, restrictions, , encumbrances and ordinances as they affect the premises.

unimproved ☐

This is improved ☒ property, known as 324 Stewarts Ferry Pike, Nashville, TN 37214

(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 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/our hand(s) this January 17, 2001.

James M. Copeland

Michaela L. Copeland

STATE OF TENNESSEE

COUNTY OF Wilson

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

WITNESS my hand and official seal at office, this January 17, 2001

Commission expires: 4/1/2002

Notary Public

NOTARY PUBLIC AT LARGE WILSON CO. TENN.