WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,949.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2002. Notary Public MY COMMISSION EXPIRES: November 27, 2004. (AFFIX SEAL)

#310
Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John M. Coode	1st Trust Bank for Savings	84-11-133
(NAME)	(NAME)	
2316 Aubrey Drive	P. O. Box 17257	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Memphis, TN 38287-0257	
(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, **Judith A. Epley, and husband Bradley T. Epley**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY **UNTO JOHN MATTHEW COODE, A MARRIED MAN**, 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:

Land in Davidson County, Tennessee, being Lot No. 240 on the Plan of Maplecrest, of record in Plat Book 1835, Page 27, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Judith A. Epley and husband Bradley T. Epley by deed of record in Book 10516, Page 862 in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2316 Aubrey Dr., 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 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.

Davidson County DEEDWARR
Recvd: 07/09/02 13:20 2pgs
Fees:13.00 Taxes:351.31
20020709-0082439

Witness my/our hand(s) this 28th day of June, 2002.

Judith A. Epley
by Bill Epley Attorney-in-Fact

Bradley T. Epley
by Bill Epley Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Witness my hand and official seal at Nashville, Tennessee this 28th day of June, 2002.

Commission expires: November 27, 2004

Deborah K. Devine Notary Public

On this 28th day of June, 2002 before me personally appeared Bill Epley, the person who executed the foregoing instrument on behalf of Judith A. Epley and husband Bradley T. Epley, and acknowledged that he executed the same as the free act and deed of the said Judith A. Epley and husbnd Bradley T. Epley, through Power of Attorney granted Bill Epley by the said Judith A. Epley, and husband Bradley T. Epley.