WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2003.

Notary Public

MY COMMISSION EXPIRES: Aug. 8, 2004
(AFFIX SEAL)

LURA K. PERRY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 08/07/03 11:13 2pgs
Fees:13.00 Taxes:639.18
20030807-0112546

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edison Fernandez	Volunteer Trust Mortgage Corp	Map 108
(NAME) 404 Harbor Way	(NAME) 301 S. Perimter Park Drive	Group 12-O-B
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37211	Parcel 174
(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,

Deborah W. Copeland and Husband, Stanley H. Copeland ,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Edison Fernandez , and wife Marcelina Fernandez

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:

Being Lot No. 146 on the Plan of Harborview, Section 6, Phase 1-A, as of record in Plat Book 7900, Page 645, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Deborah W. Copeland and wife, Stanley H. Copeland by deed from Paul K. Fuller and wife, Edna Fuller as of record in Book 10201, Page 17, Register's Office for Davidson County, Tennessee, executed on 09/20/96 and filed on 09/24/96.

Being the same property conveyed to Deborah W. Copeland and Husband, Stanley H. Copeland by deed from Paul K. Fuller and wife Edna Fuller of record in Deed Book 10201, page 17, Register's Office for said County.

Plat sets out said property is subject to HOA.

Charter for Homeowner's Association of record in Book 10316, Page 886, Register's Office for said County.

Quit Claim Deed of record in Book 9108, Page 73, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 7471, page 26, and 7646, Page 142 and 147, and Book 7646, Page 149, and Book 7647, Page 648, and Book 7732, Page 749, and Book 8263, Page 534, and Book 8271, Page 863, and Book 8297, Page 380, and Book 8634, Page 19, and Book 8856, Page 361, and Book 9182, Page 786, Register's Office for said County.

By-Laws of record in Book 10316, Page 89, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 404 Harbor Way, 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.

Witness my/our hand(s) this 31st day of July, 2003.

Deborah W. Copeland

Stanley H. Copeland by Deborah W Copeland 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 Deborah W. Copeland 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 7/31/2003

My Commission Expires: Aug. 8, 2004

Lura K Perry
Notary Public

LURA K. PERRY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Wilson

On this the 31st day of July, 2003, before me personally appeared Deborah W. Copeland, 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 Stanley H. Copeland, and who acknowledged that she executed the same as the free act and deed of the said Stanley H. Copeland by virtue of that Power of Attorney, duly executed by the said Stanley H. Copeland and appearing of record in Instrument Number 20030807-0112545 of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 31st day of July, 2003.

My Commission Expires: Aug. 8, 2004

Lura K. Perry
Notary Public

LURA K. PERRY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

File Number23070477
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122