Davidson County DEEDWARR
Recvd: 05/05/05 07:35 2 pgs
Fees:13.00 Taxes:915.75

20050505-0050231

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $247,500.00

Affiant

Subscribed and sworn to before me, this 15 day of April 2005.

Notary Public
My commission expires: 7/29/06

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

Address of New Owner:	Send Tax Bills to:	Tax Information
John Schottland	New Owner	172-01-0-A/76.00
124 Chuzzlewit Down		
Brentwood TN 37027-0000		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Nancy Lindsey, an unmarried person, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to John Schottland and wife, Ann Schottland, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 76 on the plan of Copperfield Revised of record in Book 6900 Page 555 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Nancy Lindsey by quitclaim deed from Charles G. Blackard, III of record in Instrument No. 20050324-0032060 and Instrument No. 20020923-0115361 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2005 taxes a lien which are not yet due and payable. 2) No insurance is provided as the number of acres 3) All matters appearing on plan of Copperfield Revised of record in Book 6900 Page 555, Register's Office for Davidson County, Tennessee 4) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 7071 page 482 and amended in Book 7208 page 889 and in any allied instruments(s) referred to in said restrictions. 5) Charter of Copperfield Homeowner's Association of record in Book 7200 page 824 and amended in Book 7496 page 162 and Book 7500 page 941

This property is improved property known as 124 Chuzzlewit Down, Brentwood, Tennessee 37027-0000

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 15th day of April, 2005.

Nancy Lindsey

Nancy Lindsey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee, this 15th day of April, 2005.

Reba C. Butler

Notary Public

My Commission expires: 4/21/09

FILE NO: 04842

