Davidson County DEEDWARR
Recvd: 06/27/06 13:38 2 pgs
Fees:13.00 Taxes:152.63

20060627-0076812

WARRANTY DEED

G-VRE-06-2929

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $41,250.00

Gregory B. Bullard
Affiant

Subscribed and sworn to before me, this 16th DAY OF June, 2006.

Notary Public

CHARLES SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

MY COMMISSION EXPIRES: (AFFIX SEAL)
September 19, 2008

THIS INSTRUMENT WAS PREPARED BY:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory B. Bullard	New Owner (NAME)	
2929 Selena Drive, E82 (ADDRESS)	P.O. Box 330022 (ADDRESS)	119-14A-82.00 CO
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BRIAN COPELAND, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GREGORY B. BULLARD,UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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, TO-WIT:

UNIT NO. 82, AS SHOWN ON THE SITE PLAN OF KINGSWOOD CONDOMINIUMS, OF RECORD IN BOOK 5200, PAGE 520, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN EXHIBIT "C" OF THE MASTER DEED, AS AMENDED, ESTABLISHING KINGSWOOD CONDOMINIUMS, OF RECORD IN BOOK 6058, PAGE 322, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO BRIAN COPELAND, UNMARRIED BY WARRANTY DEED FROM DOCTOR R. CRANTS AND WIFE, SHIRLY CRANTS, RECORDED MAY 3, 2005 AT INSTRUMENT NO. 20050503-0049111, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Plat Book 5200, page 520; Book 909, page 48; Book 919, page 393; Book 928, page 752; Book 1001; page 539; Book 946, page 252; Book 1579, page 387; Book 6058, page 359; Book 6058, page 322; Book 6092, page 579; Book 3465, page 9; Book 3822, page 25; Book 4259, page 977; Book 4260, page 332; Book 11362, page 523, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2929 Selena Drive, E82, Nashville, Tennessee 37211
(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 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 16th day of June, 2006.

Brian Copeland
Brian Copeland

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian Copeland, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of June, 2006.

Notary Public

My Commission Expires:

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2009

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903