File No. 20060344

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/13/06 09:36 2 pgs
Fees:13.00 Taxes:1106.30

20061013-0127229

STATE OF New York
COUNTY OF New York

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF OCTOBER, 2006.

IAN LESTER
Notary Public, State of New York
No. 02LE6134734
Qualified in Kings County
Commission Expires August 22, 2009

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey W. Coplan	First Horizon Home Loan Corporation d/b/a First Tennessee Home Loans	83-2-127.00
(NAME)	(NAME)	
1010 North 16th Street	1555 W. Walnut Hill Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Irving, TX 75038	
(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, Arlin L. McRae, a married man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey W. Coplan, 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. 63 on the plan of the Subdivision of Lots 8, 9, 10, Lot No. 7 in Block A, Lots 13, 14, of Block B and all of Block C in Subdivision of Weakley Home Place, of record in Book 547, page 12, Register's Office for said County.

Said Lot No. 63 fronts 50 feet on the westerly margin of North 16th Street, formerly Porter Avenue, and extends back between parallel lines 150 feet to a dead line in the rear.

Being the same property conveyed to Arlin L. McRae by deed from Linda G. Bean-Stevens, a married woman, dated January 20, 2006, of record in Instrument No. 20060124-0008984, Register's Office, Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

unimproved ☐

This is improved ☒ property, known as 1010 North 16th Street, Nashville, TN 37206

(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 hand this 5th day of October, 2006.

Arlin L. McRae

File No. 20060344

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal this 6th day of October, 2006.

Commission expires:

Lura Brady
Notary Public

LURA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires July 24, 2010

RECORD AND RETURN TO:
SUMNER TITLE & ESCROW LLC
131 INDIAN LAKE BLVD #200
HENDERSONVILLE TN 37075