Davidson County DEEDWARR
Recvd: 05/14/07 13:43 2 pgs
Fees:13.00 Taxes:888.00

20070514-0057508

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP45257

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$240,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **7TH DAY OF MAY, 2007.**

Notary Public

MY COMMISSION EXPIRES:

STEVEN G. WATERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Exp July 19 2008

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS NEW OWNER AS FOLLOWS :
JEFFREY W. COPLAN
1015 Fatherland Street, #308
Nashville, TN 37206

SEND TAX BILLS TO: SAME

MAP-PARCEL
083-130-B30800CO

FOR AND IN 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, **M & P CAPITAL, LLC, a Florida Limited Liability Company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY **JEFFREY W. COPLAN**

HEREINAFTER CALLED THE GRANTEE, HER 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 Unit Number 308, with a street address of 1015 Fatherland Street, Nashville, Tennessee 37206, as shown on the Revised condominium Plat which is attached to the Second Amendment to the Master Deed of 37206 Building of record as Instrument No.: 20061023-0131425 as re-recorded in Instrument No.: 20061101-0135575 and as re-rerecorded in Instrument No.: 20061113-0140782*and subject to all terms and conditions of the Master Deed of record in Instrument No.: 20051006-0120763, as amended, all of the Register's Office for Davidson County, Tennessee, to which plat reference is made for location of the above referenced unit.

*and amended in INstrument No. 20070112-0005378

Being the same property conveyed to M & P Capital, LLC by deed from Martin Corner, G.P., of record in Instrument Number 20061214-0154012, Register's Office for Davidson County, Tennessee.

This is improved property known as 1015 Fatherland Street, Unit 308, Nashville, TN 37206

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 its hand this 7th day of May, 2007.

M & P CAPITAL, LLC

By: _____
MARK K. SANDERS, MEMBER

By: _____
PATRICIA I. SANDERS, MEMBER

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary public in and for the State and County aforesaid, personally appeared MARK K. SANDERS and PATRICIA I. SANDERS, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the only members of M & P CAPITAL, LLC, a corporation, and that they as such members, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by themselves as members.

WITNESS my hand and official seal at Nashville, Tennessee, this the 7th day of May, 2007.

NOTARY PUBLIC

My Commission Expires: _____

