Davidson County DEEDWARR
Recvd: 10/16/07 15:02 3 pgs
Fees:18.00 Taxes:1665.00
20071016-0122823

WARRANTY DEED

G-BOA-07-1521

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF October, 2007.

Notary Public

MY COMMISSION EXPIRES: 3-7-2011
(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
Gary R. Coppella	Bank of America	
1521 Simpson Court	(NAME) 1400 Best Plaza Drive, Ste. 101	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Richmond, VA 23227	Part of 180-112.00
(CITY) (STATE) (ZIP)	(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 JOHN CARROLL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GARY R. COPPELLA AND MARY L. COPPELLA, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 34, SECTION TWO, THE RIDGE AT STONE CREEK PARK, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20060120-0007577, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY. BEING THE SAME PROPERTY CONVEYED TO JOHN CARROLL, A MARRIED MAN BY WARRANTY DEED FROM DREES PREMIER HOMES, INC., AN OHIO CORPORATION, RECORDED ON THE 18TH DAY OF OCTOBER, 2006 IN INSTRUMENT NO. 20061018-0129204, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JOHN CARROLL, A MARRIED MAN BY WARRANTY DEED FROM DREES PREMIER HOMES, INC., AN OHIO CORPORATION, RECORDED ON THE 18TH DAY OF OCTOBER, 2006 IN INSTRUMENT NO. 20061018-0129204, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

[X] PURCHASED AS INVESTMENT PROPERTY ONLY, AND HAS NEVER BEEN THE PERSONAL RESIDENCE OF THE GRANTOR.

unimproved ( )
This is improved (X) property, known as 1521 Simpson Court, 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 12th day of October, 2007.

John Carroll

STATE OF Tennessee
COUNTY OF Davidson

On this the 12th day of October, 2007, before me personally appeared John Gleaves to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of John Carroll and who acknowledged he/she/they executed the same as the free act and deed of the said John Carroll.

Witness my hand and official seal, this the 12th day of October, 2007.

Notary Public

My Commission Expires: 11/22/08

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, on 10-15-2007

Notary Public James C. Smith

My Commission Expires: March 7, 2011

