~~RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 9045 CAROTHERS PARKWAY, SUITE 202, FRANKLIN, TN 37067~~
BOX 19-A

PREPARED BY & RETURN TO: PERIMETER CONVEYANCING
109 WESTPARK DRIVE, SUITE 330
BRENTWOOD, TN 37027

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/01/07 11:24 2 pgs
Fees:13.00 Taxes:1132.20
20071101-0128857

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $306,000.00.

Robin Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29TH DAY OF OCTOBER, 2007.

E. Manning
Notary Public

MY COMMISSION EXPIRES: 11-22-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, 9045 Carothers Parkway, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mandy J. Roberts	New Owner	
(NAME)	(NAME)	
620 Copperfield Court		172-1-A-127
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **HOMER Q. DICKENS, JR. AND WIFE, DOROTHY DICKENS**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **MANDY J. ROBERTS,** a single person 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 Lot No. 127 on the Revised Plan of Copperfield, of record in Book 6900, pages 555 through 559, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Homer Q. Dickens, Jr. and wife, Dorothy K. Dickens by deed from John P. Zeola and wife, Gayle R. Zeola of record in Instrument No. 20010608-0060783, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 620 Copperfield Court, Brentwood, TN 37027

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, her heirs and assigns forever; and we do covenant with the said Grantee 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, her 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.

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Witness our hands this 29th day of October, 2007.

Dorothy Dickens

Homer Q. Dickens, Jr.

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 Homer Q. Dickens, Jr. and wife, Dorothy Dickens, the bargainors, 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 Nashville, Tennessee on this 29th day of October, 2007.

Notary Public

Commission expires:

