Davidson County DEEDWARR
Recvd: 04/28/08 08:12 2 pgs
Fees:13.00 Taxes:4236.50
20080428-0042610

CLG# 200802029

WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **John Kopra and Holly Meeker** **3526 Richland Avenue** **Nashville, Tennessee 37205**	SEND TAX BILLS TO: Wells Fargo Home Mtg PO Box 11701 Newark NJ 07101	MAP-PARCEL NUMBERS: **104-05;393.00**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

Rick E. Circeo and spouse, Lisa E. Circeo,

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

John K. Kopra, unmarried, and Holly K. Meeker, unmarried, as joint tenants with rights of survivorship

HEREINAFTER called the GRANTEE, his 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. 111 of Block 4 on the Plan of Richland Realty Company's Division "A" of record in Book 161, Page 151, Register's Office for said County to which Plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Rick E. Circeo and spouse, Lisa E. Circeo by warranty deed from John William Rich, married, of record in Instrument No. 20040624-0075279 Register's Office for Davidson County, Tennessee.

This is improved property known as **3526 Richland Avenue, Nashville, Tennessee 37305**

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, his heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 4th day of March, 2008.

RICK E. CIRCEO

LISA E. CIRCEO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **RICK E. CIRCEO and LISA E. CIRCEO,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 4th day of March, 2008.

NOTARY PUBLIC
My Commission Expires: 10-19-08

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 1,145,000.00.

AFFIANT

Sworn to and subscribed to before me this 4th day of March, 2008.

REBECCA D. PRICE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires November 22, 2010

NOTARY PUBLIC
My Commission Expires: 11/22/10