FRN09-2028 (2)6

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00 Holly H. Trepka Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 25TH DAY OF SEPTEMBER, 2009. Notary Public MY COMMISSION EXPIRES: 5/28/12 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20090068743 DEEDWARR
Recvd: 10/08/09 09:31 2 pgs
Fees:13.00 Taxes:1535.50
20091008-0093654

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony J. Trepka and Holly H. Trepka	PrimeLending, A PlainsCapital Company	132090 07900
(NAME) 906 Cadillac Avenue	(NAME) 18111 Preston Road #900	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Dallas, TX, 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Robert Alan Cope and wife, Kristy Lea Cope**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Anthony J. Trepka and wife, Holly H. Trepka**, 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. 33 on the plan of Oak Hill Subdivision No. 1, Subdivision of Lots 27, 28, 36, 37, 38, 39, 40, 41, 42, 43 and part of Lots 35 & 44 of record in Book 547, Page 52, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert Alan Cope and wife, Kristy Lea Cope, by Warranty Deed from Stephen Steele and Timothy Steele and Paula Steele, dated September 16th, 2002 and recorded in Instrument No. 20020920-0114598, 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 906 Cadillac Avenue, Nashville, TN 37204

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, has 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 our hands this 25th day of September, 2009.

Robert Alan Cope by Kristy Lea Cope Attorney-in-Fact

Robert Alan Cope by Kristy Lea Cope, his Attorney-in-Fact

Kristy Lea Cope

Kristy Lea Cope

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, Kristy Lea Cope, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 25th day of September, 2009.

Deanna D. Johnson
Notary Public

My commission expires: 5/28/12

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Kristy Lea Cope, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Robert Alan Cope, as his Attorney In Fact, under Power of Attorney bearing Inst. No. 20091008009365 3, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Robert Alan Cope, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 25th day of September, 2009.

Deanna D. Johnson
Notary Public

My Commission Expires:

5/28/12

Return to:
Foundation Title and Escrow, LLC
9045 Carothers Parkway, Suite 202
Franklin, TN 37067