BILL GARRETT, Davidson County
Trans:T20110016957 DEEDWARR
Recvd: 03/23/11 09:27 2 pgs
Fees:13.00 Taxes:832.50
20110323-0022490

This instrument prepared by and Record and Return to:
Parthenon Title Agency, LLC
109 Kenner Avenue Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: 10-1199

WARRANTY DEED

THIS INDENTURE, made and entered into this 3/07/2011, by and between **Sheree Brooks, an unmarried individual**, parties of the first part, and **Ross Kopperud, ~~an unmarried individual~~**, party of the second part,
f/k 2nd wife Candice Kopperud

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot No. 9 on the Plan of the Woodlands, Phase 1, Section 1, of record in Plat Book 6900, Page 498-499, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Scott Forrest Brooks and Sheree Brooks, husband and wife, by deed dated January 20, 2003 from Vincent L. Windrow and Stacy B Windrow, husband and wife, of record as Instrument No. 20030128-0011633, said Register's Office. Further conveyed to Sheree Brooks of record as Instrument #20100104010024546 said Register's Office

This conveyance is made subject to:

Parcel ID # **172-3A-9CO**
☐ Improved OR
☐ Unimproved property located at: **1433 Cedarway Lane, Nashville, TN 37211**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

Sheree Fagan and Sheree Brooks are one & the same.

WITNESS the signature of the party of the first part of the day and year first above written.

Sheree Brooks 3/7/11

State of ~~TEN~~ Arkansas Pulaski County

Lois M. Dundee 3-7-11

LOIS MARIE DUNDEE NOTARY PUBLIC PULASKI COUNTY, ARK My Comm. Expires 10-2-2013

Personally appeared Sheree Brooks Fagan with whom I am personally acquainted who executed the foregoin deed for the purposes conveained
Dated 3/7/11

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Sheree Brooks** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 7th day of March, 2011..

_____
Notary Public

My Commission Expires: _____

****

Owner's Name: **Ross Kopperud**

and Address: **1433 Cedarway Lane, Nashville, TN 37211**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Wells Fargo Bank, N.A.
One Home Campus
Des Moines, IA 50328

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$225,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Rebecca L. Sinclair
Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 7th day of March, 2011..

Notary Public

My Commission Expires: 7/5/2015

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY