Box 13
#16354

BILL GARRETT, Davidson County
Trans:T20110029283 DEEDWARR
Recvd: 05/17/11 10:58 2 pgs
Fees:13.00 Taxes:601.25
20110517-0037623

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $162,500.00.

Affiant

Subscribed and sworn to before me, this 6th day of May, 2011.

Notary Public

My Commission Expires:

Victor Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

WARRANTY DEED

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Tyran Copeland, Correnthea Copeland 105 Tudor Court Goodlettsville, TN 37072	~~New Owner~~ FRM BANK 50 FRANKLIN ST. CLARKSVILLE, TN 37040	02607018300

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Kevin R. Knight and wife, Hollie M. Knight,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Correnthea Copeland and Tyran Copeland**, wife and husband, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 295, Windsor Green Subdivision, Phase II, Section III, as shown on plat of record in Plat Book 6900, Page 845, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Description taken from prior deed.

BEING the same property conveyed to Kevin R. Knight and wife, Hollie M. Knight by Warranty Deed from John M. Bland, a widower, dated May 19, 2008, recorded May 29, 2008, in Instrument Number 20080529-0054619, Register's Office for Davidson County, Tennessee.

Subject to:

1. Any and all plats, easements, restrictions, and other matters of record.

2. Taxes or special assessments which are not shown as existing liens by the public records;

3. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

4. Taxes and assessments for the year 2011 and subsequent years.

5. Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Plat Book 6900, Page 845, Register's Office for Davidson County, Tennessee.

6. Restrictive Covenants of record in Book 6406, Page 929, amended in Book 6406, Page 950 and Book 6406, Page 972, Register's Office for Davidson County, Tennessee.

7. This property is a part of a Planned Unit Development, subject to rights of others in and to common areas/elements, subject to lien for special assessment contained in DCCR's/Master Deed.

8. By-Laws of record in Book 6406, Page 942, amended in Book 6406, Page 963 and Book 6406, Page 989, Register's Office for Davidson County, Tennessee.

9. Charter for Homeowners Association of record in Book 6396, Page 542, amended in Book 8192, Page 65, Register's Office for Davidson County, Tennessee.

10. Common Areas conveyed to Homeowners Association of record in Book 7864, Page 369, Register's Office for Davidson County, Tennessee.

11. Water Line easement set forth in the instrument recorded in Book 4377, Page 94, Register's Office for Davidson County, Tennessee.

12. Dedication of Easement to Madison Suburban Utility District set forth in the instrument recorded in Book 6636, Page 824, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 105 Tudor Court, Goodlettsville, TN 37072

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the **6th** day of **May, 2011**.

Kevin R. Knight

Hollie M. Knight

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Kevin R. Knight and Hollie M. Knight, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **6th** day of **May, 2011**.

Commission Expires: 11/20/12

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
The House of Cash Building
700 Johnny Cash Parkway, STE 201
Hendersonville, TN 37075