BILL GARRETT, Davidson County
Trans:T20110037894 DEEDWARR
Recvd: 06/24/11 10:25 2 pgs
Fees:13.00 Taxes:1302.40
20110624-0048526

WARRANTY DEED

24845

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 21st DAY OF June, 2011.

Notary Public

(Affix Seal)

My Commission Expires: Sept. 24, 2014

DAVID H. KING
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 24, 2014

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Mark Coppenger and wife, Sharon Coppenger	Same	
5912 Abbott Drive		Map and Parcel 17202002100
Nashville, TN 37211		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, JOYCE ANN WATSON, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does hereby transfer and convey unto MARK COPPENGER AND WIFE, SHARON COPPENGER, hereinafter called the GRANTEE(S), their heirs and assigns, that 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. 2 on the Plat of the Highlands Annex, as of record in Book 5210, page 59, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Jimmy L. Watson and wife, Joyce Ann Watson, by Special Warranty Deed from Household Finance Center, Inc. dated December 3, 1991 of record in Book 8509, page 211, Register's Office for Davidson County, Tennessee. The said Jimmy L. Watson having since died leaving the property vested solely in Joyce Ann Watson.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2011 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying her prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 17202002100.

b. All matters appearing on the Plan of The Highlands Annex Subdivision, of record in Plat Book 5210, page 59, Register's Office for Davidson County, Tennessee.

c. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5677, page 911, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

d. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7136, page 792, said Register's Office.

This is (X) improved property known as 5912 Abbott Drive, Nashville, Tennessee 37211.

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(S), their heirs and assigns forever; and the GRANTOR(S), does covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 my/our hand(s) this 17th day of June, 2011:

Joyce Ann Watson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named JOYCE ANN WATSON, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 17th day of June, 2011.

Notary Public

My Commission Expires: 4/28/2013

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires April 28, 2013