THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20110039888 DEEDWARR
Recvd: 07/05/11 09:07 2 pgs
Fees:13.00 Taxes:1591.00
20110705-0050951

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 430,000.00.

Michael Rhodes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2011.

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES: 1-9-12

Notary Public

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Copperhill Properties, LLC	owner	MAP 105-13
2403 12th Avenue South	2377 Quicksburg Rd	PARCEL 127
Nashville, TN 37212	Quicksburg, VA 22847	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Barbara L. Rhodes, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Copperhill Properties, LLC., A Virginia Limited Liability Company,** 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 part of Lot number 13 on the Plan of Belmont Land Company's Plan called Belmont Heights, as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the westerly margin of 12th Avenue South (formerly Granny White Pike), at the northeast corner of the property conveyed to E.R. Norris and wife, of record in Book 1278, page 42, said Register's Office; thence with Norris' northerly line westwardly 169.4 feet to the easterly margin of a private alley; thence with said alley northwardly 44.0 feet; thence easterly 166.0 feet, more or less, to the westerly margin of 12th Avenue South; thence with said avenue southwardly 44.0 feet to the beginning.

Being the same property conveyed to Barbara L. Rhodes by deed recorded as instrument 20030103-0001456, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for 2011, which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record, including the Easement of record in Book 10017, page 459; (4) All visible easements; (5) All matters appearing on the plan of record in Book 421, page 34; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **2403 12th Avenue South, Nashville, TN 37212.**

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, have 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 my hand this the 30th day of June, 2011.

Barbara L. Rhodes by Catherine S. Milsom Her attorney in-fact.

Barbara L. Rhodes by Catherine S. Milsom, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Catherine S. Milsom** 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 on behalf of **Barbara L. Rhodes**, as her Attorney in Fact, as the free act and deed of the within named **Barbara L. Rhodes**.

Witness my hand and official seal this the 30th day of June, 2011.

My Commission expires 1-4-12

Notary Public

JAMES A. WAECHTER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN