(2)

01288-377a

WARRANTY DEED

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$301,000.00.**

Affiant

Subscribed and sworn to before me this 4th day of August, 2011.

Notary Public
My Commission expires: 1-6-14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Stephen J. Pell	Wells Fargo Bank, N.A.	172010A08200 CO
125 Chuzzlewit Down	101 North Phillips Avenue	
Brentwood, TN 37027	Sioux Falls, SD 57104	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **James E. Southard, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Stephen J. Pell and wife, Jo-Anne Carol Pell**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 82 on the plan of Copperfield Revised of record in Plat Book 6900, page 555-559, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to James E. Southard, an unmarried man, by Warranty Deed from Michael E. Noblit and wife, Joy R. Noblit dated 6/21/04 and found of record in Instrument Number 20040624-0075116, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2011and subsequent years, which are not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 6900, page 555, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7071, page 482; and Book 7208, page 889, Register's Office for Davidson County, Tennessee.
- Charter of Copperfield Homeowners Association, Inc. of record in Book 7200, page 824, Register's Office for Davidson County, Tennessee.
- Articles of the Charter of Copperfield Homeowners Association of record in Book 7496, page 162 and Book 7500, page 941, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to Copperfield HOA for common areas of record in Book 7150, page 358, Register's Office for Davidson County, Tennessee.

This is improved property known as: **125 Chuzzlewit Down, Nashville, TN 37027**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20110048589 DEEDWARR
Recvd: 08/09/11 09:48 2 pgs
Fees:13.00 Taxes:1113.70
20110809-0061185

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 August 4, 2011.

James E. Southard

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James E. Southard** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 4, 2011

My commission expires 1-4-14

Notary Public



