RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20120062787 DEEDWARR
Recvd: 08/22/12 12:14 2 pgs
Fees:13.00 Taxes:1073.00
20120822-0075496

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $290,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of August, 2012.

Notary Public:

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

Name and Address of New Owner:
Douglas L. Koppang, III
Douglas L. Koppang, Jr. and Faye J. Koppang
4108 Colorado Avenue
Nashville, TN 37209

Send Tax Bills To:
SAME

Map/Parcel Number:
10301039700

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, Dana DeMoss, an unmarried woman and Mary Darden, an unmarried woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey to Douglas L. Koppang, III, unmarried, a One-half (1/2) undivided interest, as joint tenants with common law right of survivorship with Douglas L. Koppang, Jr. and wife, Faye J. Koppang, a One-half (1/2) undivided interest, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Lane in Davidson County, Tennessee, being in the Westerly 50 feet of Lot no. 37 on the Plan of West End Annex, as of record in Book 332, Page 61, Register's Office of Davidson County, Tennessee. Said part of said lot fronts 50 feet on the Northerly side of Colorado Avenue and runs back between parallel lines of 162.9 feet to a rear line measuring 50 feet thereon.

Being the same property conveyed to Dana DeMoss, an unmarried woman and Mary Darden, an unmarried woman as joint tenants with right of survivorship from Tommy McDougal, a married man by Warranty Deed dated June 4, 2007, recorded in Instrument No. 20070606-0067948, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

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

This is improved property, known as: 4108 Colorado Avenue, Nashville, TN 37209

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 20th day of August, 2012.

D-1D—
Dana DeMoss

Mary Darden

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 Dana DeMoss and Mary Darden, 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 20th day of August, 2012.

Commission Expires: 8. 20. 13

Notary Public:

This Instrument Prepared By:

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

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY