THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30809-08-2012**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $220,000.00. Affiant Subscribed and sworn to before me this 30th day of August, 2012. Notary Public My Commission Expires: 01/07/2013

WARRANTY DEED

Address New Owner: William Tyler Copeland, Candace L. Copeland 4773 Cape Hope Pass Hermitage, TN 37076	**Send Tax Bills To:** Franklin American Mtg. Co. 501 Corporate Centre Dr. #400 Franklin TN 37067	**Tax Information:** Map and Parcel No.: 098 130 A 01900 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary H. Jones, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Tyler Copeland and wife, Candace Copeland** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4773 Cape Hope Pass, Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of August, 2012.

Mary H. Jones

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Mary H. Jones**, 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, at office, this 30th day of August, 2012.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

BILL GARRETT, Davidson County
Trans: T20120065904 DEEDWARR
Recvd: 09/04/12 10:17 2 pgs
Fees: 13.00 Taxes: 814.00

20120904-0079379

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Phase One, Section Three, New Hope Point, of record in Plat Book 9700, page 480, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Ronald T. Jones and wife, Mary H. Jones, by deed dated March 25, 1999, from D. R. Horton, Inc., dba Torrey Homes, of record in Book 11402, page 392, Register's Office for Davidson County, Tennessee. Ronald T. Jones died on November 9, 2009.

Together with a Joint Fence Easement and Maintenance Agreement as described in Instrument No. 20000621-0061593, said Register's Office.

This conveyance is made subject to:

1. Taxes for the year 2012, which have been prorated and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for New Hope Point of record in Book 10290, page 1, rerecorded in Instrument No. 20000628-0064247, Book 10330, page 782, Book 10537, page 110, Book 10659, page 528, rerecorded in Instrument No. 20000628-0064248, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions 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).
3. By-Laws of New Hope Point Homeowners Association, Inc., of record in Instrument No. 20080623-0064598, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to New Hope Point Homeowners Association, Inc. of record in Instrument No. 20000607-0056880, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of New Hope Point Homeowners Association, Inc. of record in Instrument No. 20000607-0056879, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 9700, page 480, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the PUD Boundary Plan of record as Book 9700, page 275, Register's Office for Davidson County, Tennessee.
8. Joint Fence Easement and Maintenance Agreement of record in Instrument No. 20000621-0061593, Register's Office for Davidson County, Tennessee.