THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road
Suite 203A
Nashville, Tennessee 37215

CRT File No. 12081721

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $275,000.00

Debbie A Headway
Affiant

Subscribed and sworn to before me, this 24th day of August, 2012.

CHRISTOPHER R. JACKSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY RUTH

Notary Public

My Commission Expires: May 16, 2015

BILL GARRETT, Davidson County
Trans:T20120067943 DEEDWARR
Recvd: 09/11/12 09:06 2 pgs
Fees:13.00 Taxes:1017.50
20120911-0082178

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Gabriel Andrew Carrejo 501 Oakley Dr Nashville, TN 37220	New Owner	Tax Parcel ID No. 16004002300

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, **Lonnie B. Copeland and Heather Copeland, Husband and Wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Gabriel Andrew Carrejo, unmarried** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 960, BRENTWOOD HALL, SECTION IX, as shown on plat of record in Plat Book 2331, Page 92, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Heather A. Poor, now known as Heather Copeland to Lonnie B. and Heather Copeland, husband and wife as recorded on the 18th day of August, 2009 in Instrument No. 20090818-0077809 and Warranty Deed from Clay B. Smith and spouse, Joy G. Smith to Lonnie B. Copeland and Heather A. Poor as joint tenants with right of survivorship as recorded on the 2nd day of October, 2002 in Instrument No. 20021002-0120059, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRENTWOOD HALL, SECTION IX, as recorded in Plat Book 2331, Page(s) 92.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2488, Page 489.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20010405-0033586.

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01291-1743

Charter and Articles of Incorporation recorded in Instrument No. 19991207-0300674.

Easement for transmission line, recorded in Book 3933, Page 359.

Easement for sanitary sewers, recorded in Book 10448, Page 188.

Landscape Agreement as set forth in instrument recorded in Instrument No. 20010405-0033587.

Agreement for Grant of Easement for Conservation Greenway as set forth in instrument recorded in Instrument No. 20011024-0116286.

Agreement for Dedication of Easement recorded at Instrument No. 20111117-0089838.

Conveyance of Open Space and Common Areas recorded at Instrument No. 20011219-0139981.

Easement for ingress and egress recorded in Book 10348, Page 367.

This is improved property located at 501 Oakley Dr Nashville, TN 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 24th day of August, 2012.

Lonnie B. Copeland

Heather Copeland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lonnie B. Copeland and Heather Copeland, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of August, 2012.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014