This Instrument Prepared From Information Furnished by the Parties by:
IMOGENE W. BOLIN, ATTORNEY, 313 ENON SPRINGS RD EAST, SMYRNA, TENNESSEE 37167

MAP & PARCEL 181-01-0-A-022.00

SEND TAX BILLS TO:
Magna Bank
6525 Quail Hollow Rd. Suite 300
Memphis, TN 38120

NAME AND ADDRESS OF NEW OWNERS:
Laura S. Copeland & Luke B. Copeland
6856 Sunnywood Drive
Nashville, TN 37211

STATE OF TENNESSEE)
ss.:
COUNTY OF DAVIDSON)

BILL GARRETT, Davidson County
Trans:T20120095665 DEEDWARR
Recvd: 12/14/12 09:32 2 pgs
Fees:13.00 Taxes:555.00
20121214-0115117

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 ($10.00) DOLLARS, and other good and valuable consideration, cash in hand paid, receipt of which is hereby acknowledged;

I, the undersigned, **SHERRY L. MURRAY**, unmarried, have bargained and sold and do hereby transfer and convey unto **LAURA S. COPELAND AND LUKE B. COPELAND**, wife and husband, as tenants by the entirety, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 25, on the Plan of Sugar Valley, Section One, as shown on plat of record in Plat Book 9700, Page 374, as amended in Book 9700, page 709, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Sherry L. Murray, unmarried, from Kim Hoa Ha by Warranty Deed dated July 28, 2003, and appearing of record in Instrument Number 20030801-0109246, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: Declaration of Covenants, Conditions and Restrictions for Sugar Valley, Section One, a Residential Planned Unit Development of record in Book 11069, Page 14, as amended by Supplement and Amendment appearing of record in Instrument No. 20040203-0013041; By-Laws in Book 11069, Page 24, Charter in Book 11069, Page 6; Quit Claim to HOA for common area by Instrument No. 200004250041128; all of the Register's Office for Davidson County, Tennessee; and any and all matters appearing on subdivision plat of record in Plat Book 9700, page 374, and amended in Book 9700, Page 709-711, of the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, along with any easements and right of ways of public roads and utilities

This is improved property known as 6856 Sunnywood Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land in fee simple together with all of the appurtenances, estate and title thereunto belonging unto the said Grantees herein, their heirs and assigns, forever.

AND I do covenant with the said Grantees herein that I am lawfully seized and possessed of said land in fee simple; have a good right to convey the same; and, the same is unencumbered except as set forth herein. The 2012 property taxes are being prorated between the parties hereto, the Grantor assuming payment thereof.

AND, I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees herein, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of the within-described property will be given to the Grantees with delivery of deed.

WITNESS HAND, this 13th day of December, 2012.

Sherry L. Murray

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named, **SHERRY L. MURRAY,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Smyrna, Tennessee, this the 13th day of December, 2012.

Notary Public

My commission expires: 9/21/2016

JANE E. RABIDEAU STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

I hereby certify or swear that the actual consideration for this transfer or value of the property transferred, whichever is greater is $150,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 13th day of December, 2012.

Notary Public

My commission expires: 9/21/2016

JANE E. RABIDEAU STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.