(1)

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

ADDRESS NEW OWNER:
James P. Koppel
705 Misty Pines Circle
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:

BILL GARRETT, Davidson County
Trans:T20120096290 DEEDWARR
Recvd: 12/17/12 13:40 3 pgs
Fees:18.00 Taxes:1172.90
20121217-0116038

MAP	**172-14**
GROUP	**A**
PARCEL	**69.00CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Alan D. Powell and wife, Mary W. Powell,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **James P. Koppel and Melissa A. Bogard Koppel, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Section Two, Wexford Downs, of record in Plat Book 9700, page 593, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Alan D. Powell and wife, Mary W. Powell by deed dated April 2, 2008 from Kimberlee M. Jenkins, unmarried of record in Instrument No. 20080404-0034582, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **705 Misty Pines Circle, Nashville, Tennessee 37211.**

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, their heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their heirs and assigns, against the lawful claims of all persons whomsoever. 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 the **10th** day of **December, 2012.**

Alan D. Powell

Mary W. Powell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Alan D. Powell and wife, Mary W. Powell**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 10th day of December, 2012.

Robert M. Goffi
NOTARY PUBLIC

ROBERT M. GOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $317,000.00.

AFFIANT

Subscribed and sworn to before me on this 10th day of December, 2012.

NOTARY PUBLIC

My Commission Expires: 9-23-13

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.