Bk:13 Fl# 6740

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 269,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF April, 2013. Notary Public MY COMMISSION EXPIRES: 3/3/2014 (AFFIX SEAL)

LaTrece McAdoo State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Addam Pence	Loan Depot.com LLC	MAP & PARCEL
6924 Sunnywood Drive	26642 Towne Centre Dr	173-09-A-0-148.00CO
Nashville, TN 37211	Foothill Ranch CA 92610	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jedidiah Coppenger and wife, Melanie B. Coppenger**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Addam Pence unmarried**

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. 208 on the Plan of Section Two, Lenox Village II, (formerly Addition to Sugar Valley), of record in Instrument Number 20030203-0014134, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Jedidiah Coppenger and spouse, Melanie B. Coppenger by Warranty Deed from EROI, LLC, of record in Instrument No. 20090715-0066273, Register's Office of Davidson County, Tennessee, dated July 13, 2009 and recorded July 15, 2009.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **6924 Sunnywood Drive, Nashville, TN 37211.**

BILL GARRETT, Davidson County
Trans:T20130030752 DEEDWARR
Recvd: 04/15/13 14:49 2 pgs
Fees:13.00 Taxes:995.30
20130415-0037325

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 _____ hand( ) this the 10th day of April, 2013.

Jedidiah Coppenger

Melanie B. Coppenger

Melanie B. Coppenger

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jedidiah Coppenger** the bargainor,, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 10th day of April, 2013.

My Commission expires: 10/18/16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Melanie B. Coppenger** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 10th day of April, 2013.

My Commission expires: 10/18/16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public