WARRANTY DEED

R-VRES-13-01800

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF June, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Hollingsworth	Regions Bank DBA Regions Mortgage	
1800 Porter Rd (ADDRESS)	2050 Parkway Office Circle (NAME)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (ADDRESS) (CITY) (STATE) (ZIP)	072-16-0-303.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we NADINE COPLEY FKA NADINE RICE, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHARLES HOLLINGSWORTH AND JOHN KELLY, BOTH UNMARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that 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. 1 ON THE FINAL PLAT "FIRST REVISION" OF H. SEYMORE GERREGANO LOT, SHERWOOD FIRST ADDITION, DATED FEBRUARY 26, 2006 OF RECORD IN INSTRUMENT NUMBER 20060621-0074018, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO NADINE RICE BY DEED FROM SECRETARY OF VETERANS AFFAIRS OF RECORD AT INSTRUMENT NO. 20080821-0085824, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 14, 2008 AND RECORDED ON AUGUST 21, 2008. THE SAID NADINE RICE HAVING SINCE MARRIED AND NOW BEING KNOWN AS NADINE COPLEY.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 1835, PAGE 23; INSTRUMENT NUMBER 20060621-0074018, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THE SAID CHAD COPLEY JOINS HEREIN TO CONVEY ANY AND ALL MARITAL INTEREST HE MAY HAVE IN THE ABOVE-DESCRIBED SUBJECT PROPERTY.

unimproved ( )
This is improved (X) property, known as 1800 Porter Rd, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20130054822 DEEDWARR
Recvd: 06/28/13 08:44 2 pgs
Fees:13.00 Taxes:1109.63
20130628-0066454

Witness my/our hand(s) this 24th day of June, 2013.

Nadine Copley by Mary Frances Rudy as Attorney in Fact

Chad Copley by Mary Frances Rudy as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared MARY FRANCES RUDY to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of NADINE COPLEY AND CHAD COPLEY and who acknowledged he/she/they executed the same as the free act and deed of the said NADINE COPLEY AND CHAD COPLEY.

Witness my hand and official seal, this the 24th day of June, 2013.

Notary Public
My Commission Expires:

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903