BILL GARRETT, Davidson County
Trans:T20130067525 DEEDWARR
Recvd: 08/06/13 15:16 2 pgs
Fees:13.00 Taxes:148.00
20130806-0082519

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC
1720 West End Avenue
Nashville, Tennessee 37203
13-4746

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sheila A. Scumaci 304 Grand Street Morgantown, WV 26501	New Owner	072-07-0-299.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $40,000.00

Sheila A. Scumaci
Affiant

Subscribed and sworn to before me, this the 6th day of August, 2013.

L. M. Corriveau
Notary Public

My Commission Expires: _____
(Affix Seal)

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 7, 2017

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **James E. Copeland, an unmarried man, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Sheila A. Scumaci ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot No. 27 on the map of the subdivision of the Waters Place on Maxey Lane, as of record in Plan Book 332, pages 136 and 137, Register's Office for Davidson County, Tennessee.

Said Lot No. 27 fronts 50 feet on the northerly side of Oakhurst Avenue, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to James E. Copeland, an unmarried man, by Warranty Deed from Max Patton, dated January 17, 1987, of record in Book 7110, page 848, Register's Office for Davidson County, Tennessee.

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and TrustLand Title & Escrow, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

This conveyance is made subject to (1) Property taxes for the year 2013, a lien not yet due and payable. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is improved property located at: **1413 Oakhurst Drive, Nashville, TN 37206**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **6th** day of **August, 2013.**

GRANTOR(S)

James E. Copeland

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **James E. Copeland** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained as his free Act and Deed.

Witness my hand and official seal on this the **6th** day of **August, 2013.**

Notary Public

My Commission Expires:

JOHN W. ROBERTS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-09-2016