WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130068884 DEEDWARR
Recvd: 08/12/13 09:38 2 pgs
Fees:13.00 Taxes:824.18

20130812-0084156

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **2nd** day of **August, 2013**

Notary Public

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

LINDSEY G. BOSWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth J Smith and Kathryn Lowe-Smith	NEW OWNER	098-13-0A-019.00-CO
(NAME) 4773 Cape Hope Pass	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **William Tyler Copeland and Candace L. Copeland**, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kenneth J Smith and Kathryn Lowe-Smith, 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. 19 on the Plan of Phase One, Section Three, New Hope Point, of record in Plat Book 9700, page 480, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to William Tyler Copeland and wife, Candace L. Copeland by Warranty Deed from Mary H. Jones, unmarried dated August 30, 2012, of record in Instrument No. 20120904-0079379, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4773 Cape Hope Pass, Hermitage, TN 37076

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, has 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 our hands this **2nd** day of **August, 2013**

William Tyler Copeland by Alexander Brandau Atty. in Fact
William Tyler Copeland
By: Alexander Brandau, Attorney In Fact

Candace L Copeland by Alexander Brandau Atty. in Fact
Candace L. Copeland
BY: Alexander Brandau Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Alexander Brandau, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of William Tyler Copeland, and who acknowledged that she executed the same as the free act and deed of the said William Tyler Copeland, by virtue of a Power of Attorney, duly executed and appearing of record in Instrument # 20130812-0084155, said Register's Office.

Witness my hand and official seal this 2ndday of August, 2013.

NOTARY

KAREN L. TRUSTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-23-2016

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Alexander Brandau, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Candace L. Copeland, and who acknowledged that she executed the same as the free act and deed of the said Candace L. Copeland, by virtue of a Power of Attorney, duly executed and appearing of record in Instrument # 20130812-0084154, said Register's Office.

Witness my hand and official seal this 2nd day of August, 2013.

NOTARY

My Commission Expires: _____

KAREN L. TRUSTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-23-2016