THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 13080062** BILL GARRETT, Davidson County Trans:T20130074306 DEEDWARR Recvd: 08/28/13 09:30 2 pgs Fees:13.00 Taxes:439.93 20130828-0090615	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $118,900.00. William T. Copeland Affiant Subscribed and sworn to before me this 20th day of August, 2013. Nathan L. Powers Notary Public My Commission Expires: 02/26/17 NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Chris Cann and Georgia Cann 1431 Norvel Avenue Nashville TN 37216	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 061-16-0-279.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William T. Copeland, married*** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chris Cann and Georgia Cann, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Shadowlawn Subdivision of record in Plat Book 1130, Page 84, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William T. Copeland by Deed from Fred Brewer of record at Instrument No. 20060808-0097154, Register's Office for Davidson County, Tennessee, dated August 4, 2006 and recorded on August 8, 2006.

* Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not a subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2013 a lien, not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 1130, Page 84, Register's Office for Davidson County, Tennessee.
Sanitary Sewers and/or Storm Drainage Easement of record in Book 4045; Page 278, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1431 Norvel Avenue Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and

binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of August, 2013.

William T. Copeland

William T. Copeland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William T. Copeland, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of August, 2013.

Nathan L. Powers

Notary Public

My Commission Expires: 02/26/17

