(1)

Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

BILL GARRETT, Davidson County
Trans:T20130080903 DEEDWARR
Recvd: 09/18/13 12:43 2 pgs
Fees:13.00 Taxes:2682.50
20130918-0098389

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $725,000.00

Affiant

Subscribed and sworn to before me, this 17th day of September, 2013.

Notary Public

My commission expires:

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 25, 2017

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Treg Warner	**New Owner**	**Map\Parcel: 105-13-0-127.00**
4407 Hunt Drive		
Nashville, TN 37215		

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 ACKNOWLEDGE, WE,

Copperhill Properties, LLC, a Virginia limited liability company

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

Treg Warner

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 part of Lot Number 13 on the Plan of Belmont Land Company's Plan called Belmont Heights, as of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of 12th Avenue South (formerly Granny White Pike), at the northeast corner of the property conveyed to E.R. Norris and wife, of record in Book 1278, Page 42, Register's Office for Davidson County, Tennessee; thence with Norris' northerly line westwardly 169.4 feet to the easterly margin of a private alley; thence with said alley northwardly 44.0 feet; thence easterly 166.0 feet, more or less, to the westerly margin of 12th Avenue South; thence with said avenue southwardly 44.0 feet to the beginning.

Being the same property conveyed to Copperhill Properties, LLC, a Virginia limited liability company by Warranty Deed from Barbara L. Rhodes, unmarried, of record in Instrument No. 20110705-0050951, dated June 30, 2011, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 421, Page 34, Register's Office for DAVIDSON County, Tennessee.
Easement Agreement for driveway ingress and egress and maintenance of record in Book 10017, Page 459-462, Register's Office for DAVIDSON County, Tennessee.
Urban Zoning Overlay Metro Ordinance No. BS-2000-364 and BL-2000-476, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2403 12th Avenue South, Nashville, TN 37215.

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 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 my/our hand(s) this 17th day of September, 2013.

Copperhill Properties, LLC, a Virginia limited liability company

By: Rose Ann Howell, Sole Member

STATE OF VIRGINIA
COUNTY OF ROCKINGHAM

Before me, the undersigned, a Notary Public of said County and State, personally appeared Rose Ann Howell, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Sole Member (or other officer authorized to execute the instrument) of Copperhill Properties, L.L.C., a Virginia limited liability company, the within named bargainor, a Tennessee limited liability company, and that she as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Sole Member.

Witness my hand, at office, this 16th day of September, 2013.

Notary Public

My Commission Expires: 6/30/2016

BONNIE L. PAUL
Notary Public
Commonwealth of Virginia
298732
My Commission Expires Jun 30, 2016

File #: 130626JM
RECORD & RETURN TO:
McCANN, HUBBARD & SOLOMON
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027

BONNIE L. PAUL
Notary Public
Commonwealth of Virginia
298732
My Commission Expires Jun 30, 2016