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Brentwood, TN 37027
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(1)

BILL GARRETT, Davidson County
Trans:T20130086052 DEEDWARR
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Fees:13.00 Taxes:512.45
20131004-0104565

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,500.00

Affiant

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me, this 16th day of September, 2013

Notary Public

MY COMMISSION EXPIRES: 1-24-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Alan T. Digruttolo | New Owner | 142-08-0A |
| (NAME) | (NAME) | (MAP) |
| 107 Holly Forest | | 011.00CO |
| (ADDRESS) | (ADDRESS) | (PARCEL) |
| Nashville, TN 37221 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Lou A. Copeland as Trustee(s) or their successors in Trust, under the Lou A. Copeland Trust, under Trust Instrument dated January 30, 2004, and any amendments thereto,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Alan T. Digruttolo and Elizabeth A. Huitt as joint tenants with the right of survivorship, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 11 of Phase I, Coronada, of record in Plat Book 4860, Page 26, a condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Coronada, a condominium of record in Book 4901, Page 679, amended in Book 5202, Page 329, Book 5306, Page 241, Book 5522, Page 675 and Book 5869, Page 269, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof.

Being the same property conveyed to Lou A. Copeland as Trustee(s) or their successors in Trust, under the Lou A. Copeland Trust, under Trust Instrument dated January 30, 2004, and any amendments thereto, by Deed from Thomas Eric Ellison, unmarried of record at Instrument No. 20071119-0135124, Register's Office for Davidson County, Tennessee, dated 11/15/2007 and recorded on 11/19/2007.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 107 Holly Forest, Nashville, Tennessee 37221

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, 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 13 day of September, 2013.

Lou A. Copeland, Trustee
Lou A. Copeland as Trustee under the Lou A. Copeland Trust, under Trust Instrument dated January 30, 2004, and any amendments thereto

Lou A. Copeland
Lou A. Copeland, Individually

STATE OF MONTANA
COUNTY OF Beaverhead

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Lou A. Copeland, Trustee with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, Trustee of the Lou A. Copeland Trust, under Trust Instrument dated January 30, 2004, and any amendments thereto, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Dillon, Montana, on this the 13 day of September, 2013.

CARA J. CAMPBELL
NOTARY PUBLIC for the
State of Montana
Residing at Dillon, Montana
My Commission Expires
September 29, 2016

Cara J Campbell
Notary Public

My commission expires 9-29-2016

STATE OF MONTANA
COUNTY OF Beaverhead

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Lou A. Copeland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor(s), and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Dillon, Montana, on this the 13th day of September, 2013.

CARA J. CAMPBELL
NOTARY PUBLIC for the
State of Montana
Residing at Dillon, Montana
My Commission Expires
September 29, 2016

Cara J Campbell
Notary Public

My Commission Expires 9-29-2016