BILL GARRETT, Davidson County
Trans:T20140005826 DEEDWARR
Recvd: 01/27/14 08:50 2 pgs
Fees:13.00 Taxes:670.44
20140127-0007062

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
13-1140

CAROL T BAKER
NOTARY PUBLIC
STATE OF TENNESSEE
CHEATHAM COUNTY

STATE OF TENNESSEE,
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of January, 2014

Notary Public
Commission Expires: 3/24/17

Address of New Owner	Send Tax Bills To:	Map & Parcel
Robert Sauer 4101 October Woods Drive Antioch, TN 37013	Maverick Funding Corp	183-05-0A-083.00

WARRANTY DEED

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,

Sabrina Copeland and Maurice Copeland, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert Sauer, unmarried and Kristin Wilson, unmarried,
as tenants in common with rights of survivorship

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. 401 as shown on the map entitled Plan of October Woods, Phase One, Section Three, of record on Boundary Plat in Plat Book 7900, Page 909, amended in Plat Book 9700, Pages 229 and 230, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Sabrina Copeland and Maurice Copeland, wife and husband, by Warranty Deed from Federal National Mortgage Association, aka Fannie Mae, dated 10/1/08 and recorded 10/6/08 in Instrument Number 20081006-0101358, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4101 October Woods Drive, Antioch, TN 37013.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 21st day of January, 2014.

Sabrina Copeland

Sabrina Copeland

Maurice Copeland

STATE OF ~~TENNESSEE~~ Hawaii
COUNTY OF Honolulu

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sabrina Copeland and Maurice Copeland, wife and husband** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. .

Witness my hand and official seal at Honolulu Hawaii, ~~Tennessee~~ this 21st day of January, 2014.

Notary Public
My Commission Expires: 9/5/2014

RANDY NABOA NOTARY PUBLIC 10-285 STATE OF HAWAII (Notary Seal)

NOTARY PUBLIC CERTIFICATION

Randy Naboa First Judicial Circuit

Doc. Description: Warranty Deed

No. of Pages: 2 Date of Doc. 1/21/2014

Notary Signature 1/21/2014 Date

RANDY NABOA NOTARY PUBLIC 10-285 STATE OF HAWAII