WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140014783 DEEDWARR
Recvd: 03/04/14 14:00 3 pgs
Fees:18.00 Taxes:2298.44

20140304-0018149

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $621,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF FEBRUARY, 2014.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jon Peterson	Same as new owner	117-02-0-052.00
(NAME) 811 Timber Lane	(NAME)	117-02-0-225.00
(ADDRESS) Nashville, TN 37215	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, LORELEI M. ADEN, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO JON PETERSON AND WIFE, JORDAN LEE, 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:

TRACT I

A tract of land in the 7th, formerly 11th, Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the Plan of the Farm Lands of Samuel Watkins' deceased, of record in Book 57, Page 16, Register's Office for said County, and part of Lot No. 32 on the Plan of Forest Park Land Improvement Company's Subdivision, of record in Book 161, Page 144, said Register's Office, being Lot No. 18 of Block 5 on the Plan of A Development of Stokes Tract of record in Book 974, Page 24, said Register's Office, described as follows:

Beginning in the easterly margin of Maplewood Avenue, now Timber Lane, at the southwest corner of the property conveyed to Mrs. Bernice B. Trimble by deed from Hattie Hampton Swann, et al., of record in Book 770, Page 338, said Register's Office; thence, with the south line of said Trimble lot, east 206 feet to an iron pin; thence, south 100 feet to an iron pin; thence, west parallel to the southerly line of said Trimble Lot, 206 feet to an iron pin in the easterly margin of said Maplewood Avenue, now Timber Lane; thence, 100 feet to the beginning.

Being the same property conveyed to TERRY M. KOPANSKY AND WIFE, LORELEI A. KOPANSKY by deed from W. B. GLENN AND WIFE, ADALEE BAXTER GLENN of record in Book 4919, Page 217, dated June 2, 1975, said Register's Office. TERRY M. KOPANSKY AND LORELEI A. KOPANSKY have since been divorced by final decree in the Second Circuit Court for Davidson County, Tennessee, Docket No. 96D-2612, dated July 7, 1997. TERRENCE M. KOPANSKY has subsequently conveyed his interest in said property to LORELEI A. KOPANSKY by quitclaim deed of record in Book 10540, Page 744, dated July 22, 1997, said Register's Office. LORELEI A. KOPANSKY is now known as LORELEI M. ADEN.

TRACT II

Land in Davidson County, Tennessee, being Reserved Parcel "A" on the Resubdivision of Lot 10 and part of Lot 11 of A Development of Stokes Tract, of record in Book 5190, Page 422, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey done by Barry Greer and Associates, Registered Land Surveyors, as follows:

Beginning at an iron pin set at the northeast corner of Lot 18, as shown on the Plan of A Development of the Stokes Tract of record in Book 974, Page 24, Register's Office for Davidson County, Tennessee, and proceeding as follows: south 85° 22' east, a distance of 30.00 feet to a point; thence, south 03° 28' west 99.38 feet to a point; thence, north 85° 56' west 30.00 feet to a point; thence, north 03° 28' east a distance of 99.69 feet to the beginning.

Being the same property conveyed to TERRENCE M. KOPANSKY AND WIFE, LORELEI A. KOPANSKY by deed from JOHN M. GOULD, UNMARRIED of record in Book 5628, Page 566, dated July 24, 1980, said Register's Office. TERRY M. KOPANSKY AND LORELEI A. KOPANSKY have since been divorced by final decree in the Second Circuit Court for Davidson County, Tennessee, Docket No. 96D-2612, dated July 7, 1997. TERRENCE M. KOPANSKY has subsequently conveyed his interest in said property to LORELEI A. KOPANSKY by quitclaim deed of record in Book 10540, Page 744, dated July 22, 1997, said Register's Office. LORELEI A. KOPANSKY is now known as LORELEI M. ADEN.

This conveyance is subject to: 2014 property taxes which are a lien, but not yet due and payable; all matters as shown on the Plan of the Farm Lands of Samuel Watkins' deceased, of record in Book 57, Page 16, and part of Lot No. 32 on the Plan of Forest Park Land Improvement Company's Subdivision, of record in Book 161, Page 144, said Register's Office, being Lot No. 18 of Block 5 on the Plan of A Development of Stokes Tract of record in Book 974, Page 24, and Reserved Parcel "A" on the Resubdivision of Lot 10 and part of Lot 11 of A Development of Stokes Tract, of record in Book 5190, Page 422, said Register's Office; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 811 Timber Lane, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 19th day of February, 2014.

Lorelei Aden

Lorelei M. Aden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lorelei M. Aden, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Office, this 20th day of February, 2014.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/20/14