File 26081-8
Box 14

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$127,000.00.** John T. Coppage Affiant Subscribed and sworn to before me, this the 6th day of June, 2014. Notary Public My commission expires: 07-03-2017 (AFFIX SEAL)

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John T. Coppage **Abigale Coppage**	**Farmington Mortgage, a division of CapStar Bank**	**Map 095-08-0 Parcel 149-00**
305 Michael Drive	**2002 Richard Jones Road, Suite 300A**	
Nashville, TN 37214	**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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Susan Newkirk, unmarried

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

John T. Coppage and Abigale Coppage, Husband and Wife

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. 48, on the Plan of Woodberry Park,as of record in Book 2133, Pages 117, 118 and 119, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Susan Newkirk, by Deed dated March 31, 2003 from The Singleton, Sr. Family Trust, dated August 31, 2001, John A. Singleton, Sr. and Patricia F. Singleton, Co-Trustees, of record in Instrument No. 20030409-0047140, Register's Office for Davidson County, Tennessee.

Conveyance of the above described parcel of land is subject to the following:

The Plan of record in Book 2133, Pages 117, 118 and 119, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

This is improved (__x__) Unimproved (____) property, known as **305 Michael Drive, Nashville, TN 37214**

BILL GARRETT, Davidson County
Trans:T20140040228 DEEDWARR
Recvd: 06/09/14 09:01 2 pgs
Fees:13.00 Taxes:469.90
20140609-0049696

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 **6th** day of **June, 2014.**

Susan Newkirk

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Susan Newkirk,** the within named seller, 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 Nashville, Tennessee, this **6th** day of **June, 2014.**

Notary Public

My Commission Expires:_____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017