Return to: Bridgehouse Title

(V)

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14050986**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $657,000.00. Coreen Newcomb Affiant Subscribed and sworn to before me, this 20th day of June, 2014. Notary Public My Commission Expires: 6-4-17

BILL GARRETT, Davidson County
Trans:T20140044843 DEEDWARR
Recvd: 06/24/14 15:44 2 pgs
Fees:13.00 Taxes:2430.90
20140624-0055263

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Darden Copeland Natalie Copeland 3914 Cambridge Ave Nashville TN 37205	New Owner	Tax Parcel ID No. 103-08-0-179.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dwight C. Hall and Haylee Adele Hall** ("Grantors"), has this day bargained and sold, and do hereby transfer and convey to **Darden H. Copeland and Natalie R. Copeland, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Re-Subdivision of Lot No. 368 of Richland Realty Company's Division "C", Re-Subdivision of Lot 367 and part of Lot 368, and Re-Subdivision of Lot 366 on the Map of Richland Realty Company's Division "C", according to survey made by A&A Engineers, Inc., date June 28, 1991, plat of which is of record in Plat Book 8250, Page 43, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Dwight C. Hall by Warranty Deed from Mary Jane Graves, single, recorded on the 21st day of March, 1996 in Deed Book 9985, Page 558, in the Register's Office of Davidson County, Tennessee.

Haylee Adele Hall joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RICHLAND REALTY COMPANY'S DIVISION "C", as recorded in Plat Book 8250, Page(s) 43 and Plat Book 421, Page 31.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 3914 Cambridge Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of June, 2014.

Dwight C. Hall

Haylee Adele Hall by Dwight C. Hall Attorney-in-fact

Haylee Adele Hall by Dwight C. Hall her Attorney-in-fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dwight C. Hall, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Haylee Adele Hall of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20th day of June, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014