

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,500.00

Christina G Guerrette
Affiant

Subscribed and sworn to before me, this 21ST DAY OF JULY, 2014.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christina G. Guerrette and Dwight W. Guerrette, wife and husband	Franklin American Mortgage Company (NAME)	14211014700
7216 Birch Bark Drive (ADDRESS)	501 Corporate Centre Drive, Ste. 400 (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Franklin, TN 37064 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Meredith Anne Copley and James David Copley, wife and husband, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Christina G. Guerrette and Dwight W. Guerrette, wife and husband, hereinafter called the Grantees, their heirs and assigns, that 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. 1 ON THE PLAN OF VALLEY WEST, SECTION SIX, AS OF RECORD IN BOOK 5050, PAGE 60, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 1 FRONTS 89.80 FEET ON THE WESTERLY SIDE OF BIRCH BARK DRIVE AND EXTENDS BACK 22.02 FEET ON THE NORTHERLY LINE AND 203.61 FEET ON THE SOUTHERLY LINE TO A DEAD LINE, MEASURING 88.31 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO MEREDITH ANNE AUSTIN AND JAMES DAVID COPLEY, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP BY WARRANTY DEED FROM JAMES R. BELLAR, A MARRIED MAN AND DANNY J. BURNS, A MARRIED MAN, A 1/2 UNDIVIDED INTEREST EACH, DATED 04/27/2012, RECORDED ON 05/01/2012, IN INSTRUMENT NO. 20120501-0036951, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID MEREDITH ANNE AUSTIN HAVING SINCE MARRIED AND IS NOW KNOWN AS MEREDITH ANNE COF

2014 DAVIDSON COUNTY TAXES A LIEN NOT YET DUE AND PAYABLE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 7216 Birch Bark Drive, Nashville, TN 37221
(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 my/our hand(s) this 21st day of July, 2014.

BILL GARRETT, Davidson County
Trans:T20140052753 DEEDWARR
Recvd: 07/22/14 09:31 2 pgs
Fees:13.00 Taxes:904.65

20140722-0064892

WARRANTY DEED
(Continued)

Meredith Anne Copley

James David Copley

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Meredith Anne Copley and James David Copley, the herein 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, this the 21st day of July, 2013.

Notary Public

My Commission Expires: 11-3-15

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072