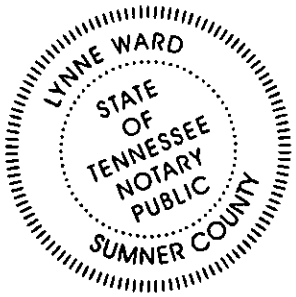
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2014.

Notary Public

MY COMMISSION EXPIRES: 2/28/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Adam Hill	Pinnacle Bank	04409001700
(NAME)	(NAME)	
291 Cedar Creek Drive	150 3rd Avenue South Suite 900	
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140065664 DEEDWARR
Recvd: 09/04/14 09:07 2 pgs
Fees:13.00 Taxes:506.90

20140904-0080789

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Novella Coppedge, a single woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Adam Hill and wife Amanda Hill**, hereinafter called the GRANTEE(S), their heirs and/or 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 Number 248 on the Map of Rayon City, not of record, described according to a copy of a survey thereof made July 20, 1928, by John Wiles, Civil Engineer, as follows: Beginning at a point in the southerly margin of Rayon Drive, common corner of Lot Numbers 248 and 249; thence with line between said lots southwardly 126.3 feet; thence S 63 degrees 45 minutes E. 52.5 feet to a point, the corner of Lot Numbers 247 and 248; thence with the line between said lots northwardly 141 feet to the southerly margin of Rayon Drive; thence with the margin of the same 80 degrees 1' W 50 feet to the beginning.

Being the same property conveyed to Novella Coppedge by Warranty Deed dated 09/11/2006 from Ben Ragsdale and wife, Linda Ragsdale of record in Instrument 200609180115589, Register's Office for Davidson County, Tennessee.

No insurance is afforded as to the exact amount of acreage contained in the property described herein.

Right-of-Way for Rayon Drive, as much as therein may lie.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 221 Rayon Drive, Old Hickory, TN 37138
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 29 day of August, 2014.

X _____

Novella Coppedge

State of Tennessee
County of Wilson

Personally appeared before me Novella Coppedge, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of August, 2014.

_____
Notary Public
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

Return To:

Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, TN 37075
615-448-6494

14-8019