Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

BILL GARRETT, Davidson County
Trans:T20150015325 DEEDWARR
Recvd: 03/03/15 08:12 2 pgs
Fees:13.00 Taxes:518.00
20150303-0018148

04-1502-55428

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $140,000.00

Affiant

Subscribed and sworn to before me, this 27th day of February, 2015.

Notary Public
My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Christian Sedelmyer 524 Foothill Drive Nashville TN 37217	Mortgage Investors Group 8320 East Walker Springs Lane #200 Knoxville, TN 37923	119-03-0-154.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Terry Copeland, heir of Glenda F. Copeland, deceased, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Christian Sedelmyer and Jon Sedelmyer**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit: JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of A Resubdivision Of Lot 84 & A Reserved Parcel Hill-N-Dale, Section "2", of record in Book 5190, Page 279, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Glenda F. Copeland, an unmarried person by deed from The Secretary of Veterans Affairs, an Officer of the United States of America, dated June 28, 1996, recorded July 23, 1996, of record in Book 10128, Page 595, Register's Office for Davidson County, Tennessee. The said Glenda F. Copeland having since died on July 6, 2014, intestate. The Estate of Glenda F. Copeland was filed for administration in Docket No. 14P1383, Office of the Davidson County Probate Court Clerk. Letters of Administration were issued to Terry Copeland. Affidavit of Inheritance of record in Instrument No. 20150112-0002797, said Register's Office.

Terry Copeland, Administrator of the Estate of Glenda F. Copeland, deceased, joins in the execution of this instrument for the purposes of conveying the interests of said Estate, if any, in the subject property, and relinquishing any right to recover the subject property in the event of a subsequent insolvency of this Estate.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 524 Foothill Drive, Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 27th day of February, 2015.

Terry Copeland, heir of Glenda F. Copeland, deceased

Terry Copeland, Administrator of the Estate of Glenda F. Copeland, deceased

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Terry Copeland, heir of Glenda F. Copeland, deceased,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 27th day of February, 2015.

Notary Public
State of Tennessee at Large

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires 12/27/17

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Terry Copeland, Administrator of the Estate of Glenda F. Copeland, deceased,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 27th day of February, 2015.

Notary Public
State of Tennessee at Large

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires
12/27/17