Davidson County DEEDWARR
Recvd: 04/08/15 16:15 3 pgs
Fees:18.00 Taxes:443.63
20150408-0031025

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Bennie Copeland
1932 Meadow Cliff Drive
Nashville, TN 37210

SEND TAX BILL TO:
New Owner

MAP/PARCEL 095-05-0A-040.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Cindie R. Brown, a single woman,** has this day bargained and sold, and does hereby transfer and convey unto **Bennie Copeland, a single man;** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

* AND TAMARA COOLEY, ASINGLE WOMAN AS JOINT TENENTS WROS

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Bell Acres -- Section One (A Planned Residential Development) of record in Plat Book 5200, Page 144, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cindie R. Brown, single person by Warranty deed from Michael Pazton Shelton and wife, Sheila Louise Shelton of record in Book 6346, page 684, Register's Office for Davidson County, Tennessee, dated July 25, 1984 and recorded on July 26, 1984.

This is improved property known as: **1932 Meadow Cliff Drive, Nashville, Tennessee 37210**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 5200, page 144 and revised in Plat Book

5200, Page 227, and restrictions in Book 5408, page 360, corrected in Book 5412, Page 771, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 31st day of March, 2015.

Cindie R Brown

Cindie R. Brown

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Cindie R. Brown,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 31st day of March, 2015.

NOTARY PUBLIC

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 5, 20

My Commission Expires: 12/5/17

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $119,900.00.

AFFIANT

Subscribed and sworn to before me this the 31st day of March, 2015.

NOTARY PUBLIC

My Commission Expires: 12-6-16

CHARLES A. SULLIVANT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires

File No: 158148

True Copy Certification

I, Charles A. Sullivant, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/11/17
Notary' Seal (if on paper)

