Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT1504 00170

BILL GARRETT, Davidson County
Trans:T20150035780 DEEDWARR
Recvd: 05/08/15 12:26 2 pgs
Fees:13.00 Taxes:1313.50
20150508-0042378

# Warranty Deed

| | |
|---|---|
| | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $355,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 6th day of May, 2015.<br><br>Notary Public<br><br>My commission expires: |

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
LYDIA C. VINCENT
My Commission Expires MAR. 6, 2018

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**202 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Sara Fuller Sherrod Hanan & Richard Adam Hanan | Farmington Mortgage, a Division of Capstar Bank | |
| 1010 N. 16th Street | 2002 Richard Jones Road, Ste. 300A | 083-02-0-127.00 |
| Nashville, TN 37206 | Nashville, TN 37215 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JEFF COPLAN AKA JEFFREY COPLAN AND JEFFREY W. COPLAN, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SARA FULLER SHERROD HANAN AND RICHARD ADAM HANAN, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND 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 No. 63 on the Plan of Subdivision of Lots 8, 9, 10 and Lot 7 in Block "A", Lots 13, 14 of Block "B" and all of Block "C" in Subdivision of "Weakley Homes Place" of record in Plat Book 547, Page 12, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Lot No. 63 extends front 50 feet on the Westerly margin of North 16th Street, formerly Porter Avenue and extends back between parallel lines 150 feet to a dead line in the rear.

Being the same property conveyed to Jeff Coplan aka Jeffrey Coplan and Jeffrey W. Coplan by Quitclaim deed from Coplan Holdings, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20121217-0115720, Register's Office for Davidson County, Tennessee, dated November 30, 2012 and recorded on December 17, 2012.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1010 N. 16th Street, Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further

covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of May, 2015.

**Jeff Coplan aka Jeffrey Coplan and Jeffrey W. Coplan**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jeff Coplan aka Jeffrey Coplan and Jeffrey W. Coplan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of May, 2015.

Notary Public

My Commission Expires:

