WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150042357 DEEDWARR
Recvd: 06/01/15 12:46 2 pgs
Fees:13.00 Taxes:860.25
20150601-0050417

PRISCILLA C. URBANEK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: March 8, 2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jason G. Radish	NEW OWNER	181-01-OA-022.00
(NAME)	(NAME)	
6856 Sunnywood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Laura S. Copeland and Luke B. Copeland, wife and husband, as tenants by the entirety**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jason G. Radish and Maura H. Radish, husband and wife**, 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 No. 25, on the Plan of Sugar Valley, Section One, as shown on plat of record in Plat Book 9700, Page 374, as amended in Book 9700, Page 709, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Laura S. Copeland and Luke B. Copeland, wife and husband, as tenants by the entirety by Warranty Deed from Sherry L. Murray, unmarried dated 12/13/2012, recorded 12/14/2012, of record in Instrument No: 20121214-0115117, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2015 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 9700, Page 374, as amended in Book 9700, Page 709, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions of record in Book 11069, Page 14, Supplement and Amendment of record in Instrument No: 20040203-0013041, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

Charter and Articles of Incorporation of Sugar Valley Homeowners' Association, Inc., of record in Book 11069, Page 6, in the Register's Office for Davidson County, Tennessee.

By-Laws of Sugar Valley Homeowners' Association, Inc., of record in Book 11069, Page 24, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed of record in Instrument No. 200004250041128, in the Register's Office for Davidson County, Tennessee.

Easement for the flow of Mill Creek, as much as thereon may flow, from time to time.

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 6856 Sunnywood Drive, Nashville, TN 37211

(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 our hands this 28th day of May, 2015.

Laura S. Copeland

Luke B. Copeland

State of Tennessee
County of Williamson

Personally appeared before me Laura S. Copeland and Luke B. Copeland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of May, 2015.

Notary Public
My Commission Expires: 8/22/17

STATE OF TENNESSEE NOTARY PUBLIC DONALD R. BARRETT WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027