BILL GARRETT, Davidson County
Trans:T20150043159 DEEDWARR
Recvd: 06/02/15 15:38 2 pgs
Fees:13.00 Taxes:518.00
20150602-0051397

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May, 2015.

Notary Public
MY COMMISSION EXPIRES: 7-3-17
File No. G15-1842D

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Virgil E. Copeland and Teresa L. Copeland, Husband and wife, and Brian L. Copeland, all as joint tenants (NAME)	SWBC MORTGAGE CORP. (NAME)	34-2-55
110 Shepherd Hills Drive (STREET ADDRESS)	9311 SAN PEDRO AVE, SUITE 100 (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	SAN ANTONIO, TX 78216 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Dorena A. Nichols, Trustee of the Clarence R. Nichols and Dorena A. Nichols Revocable Living Trust**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Virgil E. Copeland and Teresa L. Copeland, Husband and wife, and Brian L. Copeland, as joint tenants with right of survivorship**, HEREINAFTER CALLED THE GRANTEES, 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. 8 on the plan of SHEPERD HILLS, SECTION 1, as shown by plat of record in Plat Book 2331, Page 46, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Clarence R. Nichols and Dorena A. Nichols, Trustees of the Clarence R. Nichols and/or Dorena A. Nichols Revocable Living Trust from Clarence R. Nichols and Dorena A. Nichols, husband and wife, by Deed dated April 12, 2006, as Instrument No. 20060426-0047669, in the Register's Office for Davidson County, Tennessee. The said Clarence R. Nichols having since died November 20, 2014. Pursuant to said Trust Agreement, surviving Trustee shall be empowered to sign for subject transfer.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 2442, page 334, Register's Office for Davidson County, Tennessee.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2331, page 46, Register's Office for Davidson County, Tennessee.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 110 Shepherd Hills Drive, Madison, TN 37115.

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 and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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/our hand(s) this 29th day of May, 2015.

CLARENCE R. NICHOLS AND DORENA A.
NICHOLS REVOCABLE LIVING TRUST

By: Dorena A. Nichols, Trustee
Dorena A. Nichols, Trustee

May 29, 2015
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Dorena A. Nichols, Trustee for Clarence R. Nichols and Dorena A. Nichols Revocable Living Trust, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of May, 2015.

My Commission Expires:_____

Notary Public

D. TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
EXPIRES 8-21-18

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066