BILL GARRETT, Davidson County
Trans:T20150048662 DEEDWARR
Recvd: 06/18/15 13:02 2 pgs
Fees:13.00 Taxes:1072.63
20150618-0058275

WARRANTY DEED

STEPHANIE MCPEAK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

State of Tennessee
County of ~~Davidson~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is **$289,900.00**.

Affiant

Subscribed and sworn to before me, this the 16th day of June, 2015.

Notary Public

My commission expires: January 11, 2017
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Joel F. Hargraves **Shannon Barry**	New Owner	**Map 172-01-0-A Parcel 061-00co**
36 Nickleby Down		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Sinecio L. Cordero and Kari A. Mingolello, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joel F. Hargraves and Shannon J. Barry, husband and wife

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. 61 on the Plan of Copperfield Revised, of record in Book 6900, pages 555-559, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

BEING the same property conveyed to Sinecio L. Cordero and Kari A. Mingolello, husband and wife by Deed dated January 31, 2013 from Jarrod Ruez, of record in Instrument No. 20130205-0011960, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 6900, Pages 555-559, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Transmission Line Easements to U.S.A., of record in Book 2437, Page 8, and in Book 2438, Page 376, Register's Office for Davidson County, Tennessee. (3) Deed to Metro Government of Nashville and Davidson County Department of Water & Sewerage Services for 4" water main of record in Book 7593, Page 488, Book 7593, Page 511, Register's Office for Davidson County, Tennessee. (4) Deed to Homeowner's Association for common area of record in Book 7150, page 358, Register's Office for Davidson County, Tennessee. (5) Declaration of Covenants, Conditions and Restrictions of Copperfield, of record in Book 6779, Page 296, re-recorded in Book 6783, Page 973, amended in Book 7071, Page 482, and Book 7208, Page 889, Register's Office for Davidson County, Tennessee. (6) Charter of Copperfield Homeowners' Association, Inc. of record in Book 7200, Page 824, amended in Book 7496, Page 162, and in Book 7500, Page 941, Register's Office for Davidson County, Tennessee. (7) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__X__) Unimproved (____) property, known as **36 Nickleby Down, Brentwood, TN 37027**

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 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. 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/our hand(s) this **16th** day of **June, 2015.**

Sinecio L. Cordero

Kari A. Mingolello

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Sinecio L. Cordero and Kari A. Mingolello,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **16th** day of **June, 2015.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17