BILL GARRETT, Davidson County
Trans:T20160008614 DEEDWARR
Recvd: 02/01/16 15:44 2 pgs
Fees:13.00 Taxes:573.50
20160201-0009710

Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $155,000.00. Affiant Subscribed and sworn to before ~~me, this the 28~~th day of January, 2016. Notary Public My commission expires: 7-3-17

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:
Bradley E. Copeland Molly Mitchell Copeland	FARMINGTON MORTGAGE	
305 Shepherd Hills Drive	2002 RICHARD JONES RD.	034-07-0-025.00
Madison, TN 37115-2236	SUITE 300A 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, **EUGENE E. GLAESER, SR. AND BETTY N. GLAESER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRADLEY E. COPELAND AND MOLLY MITCHELL COPELAND, HUSBAND AND WIFE**, 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. 52 on the Plan of Shepherd Hills, Section II, as of record in Book 2900, page 12, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Eugene E. Glaeser, Sr. and wife Betty N. Glaeser by Warranty deed from Brian Franklin and wife, Rosanna W. Franklin of record in Instrument No. 20040512-0054705 Register's Office for Davidson County, Tennessee, dated May 6, 2004 and recorded on May 12,2004.

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 305 Shepherd Hills Drive, Madison, TN 37115-2236.

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 28th day of January, 2016.

Eugene E. Glaeser, Sr.

Eugene E. Glaeser, Sr.

Betty N. Glaeser

Betty N. Glaeser

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 Eugene E. Glaeser, Sr. and Betty N. Glaeser, 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 28th day of January, 2016.

VIVIAN VAN DYKE
My Notary ID # 7761843
Expires March 11, 2019

Vivian Van Dyke

Notary Public

My Commission Expires: