WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/13/16 08:30 3 pgs
Fees:18.00 Taxes:651.20
20160413-0035156

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,000.00

Kalia M Copley 4/11/16
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-24-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kalia M. Copley	Peoples Home Equity, Inc.	Map 7 Parcel 164.00
(NAME)	(NAME)	
124 Newcastle Court	5205 Maryland Way, Suite 101	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Judy A. Powell Root , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kalia M. Copley, 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:

BEING Lot No. 242, on the Plan of Windsor Green, Phase II, Section 1, of record in Plat Book 6250, Page 988, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Judy A. Powell (now known as Judy A. Powell Root) by deed from Janet W. Byrum, now known as Janet Byrum Nathanson and husband Michael E. Nathanson of record in Book 8614, Page 107, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Windsor Green Services, Association of record in Record Book 6406, Page 929, By-Laws in Record Book 6406, Page 942, HOA Deed in Record Book 7864, Page 369, Charter in Record Book 6396, Page 542, AM. Charter in Record Book 8192, Page 65 said Register's Office.

Subject to any and all matters and notes on plat of record in Plat Book 6250, Page 988-989 and Certificate of Correction in Book 7205, Page 890, Register's Office, Davidson County, Tennessee.

The subject property is not the primary residence of the grantor or spouse.

unimproved ☐

This is improved ☑ property, known as 124 Newcastle Court, Goodlettsville, TN 37072
(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 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. 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 hand this 11th day of April, 2016.

Judy A. Powell Root

Judy A. Powell Root

STATE OF TENNESSEE

COUNTY OF Robertson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Judy A. Powell Root the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand this 11th day of April, 2016.

Notary Public

FRANCINE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires:

3-24-20

True Copy Certification

I, Pam S Atchley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Robertson

Personally appeared before me, Frankie A. Matthews, a notary public for this county and state, Pam S Atchley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 5-3-16

Notary' Seal (if on paper)