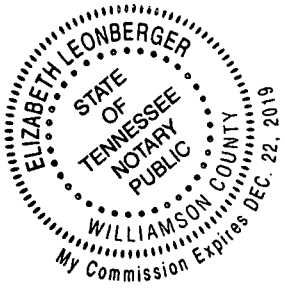
WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160030704 DEEDWARR
Recvd: 04/15/16 10:31 2 pgs
Fees:13.00 Taxes:1320.90
20160415-0036204



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $357,000.00

Stacey Palmer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13 DAY OF April, 2016

Notary Public

MY COMMISSION EXPIRES: 12-22-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Copenhaver and Kayla Lamar	Ameris Bank	
(NAME)	(NAME)	
5326 Overton Road	1800 Parkway Pl. #820	160-3 124
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Marietta, GA. 30067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I, **MILDRED CHRISTINE WALLS, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIC COPENHAVER, AN UNMARRIED MAN, AND KAYLA LAMAR, AN UNMARRIED WOMAN, TENANTS IN COMMON WITH RIGHTS 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. 6, Overton Road on the Plan of Brentview Hills, Section 3, of record in Book 3842, Page 174, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Walter E. Walls and Mildred Christine Walls, husband and wife by deed from Zepha H. Jones, dated October 29, 1980, of record in Book 5673, Page 51, Register's Office for Davidson County, Tennessee. Walter E. Walls has since died, vesting property solely in Mildred Christine Walls. Mildred Christine Walls is the same person as M. Christine Walls.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Book 3842, Page 174, said Register's Office; and restrictive covenants of record in Book 4257, Page 771 and Book 4404, Page 813, said Register's Office.

unimproved
This is improved x property, known as 5326 Overton Road, Nashville, TN 37220
(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 13 day of April, 2016

Mildred Christine Walls Sharon W. Stacey POA

MILDRED CHRISTINE WALLS BY SHARON W. STACEY, ATTORNEY-IN-FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 13 day of April, 2016, before me personally appeared Sharon W. Stacey, to me known to be the person who executed the foregoing instrument on behalf of Mildred Christine Walls and acknowledged that she executed the same as the free act and deed of Mildred Christine Walls.

Witness my hand and official seal at Nashville, Tennessee this 13 day of April, 2016.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 7, 2017

John Gregory Hardeman

Notary Public