BILL GARRETT, Davidson County
Trans:T20160033290 DEEDWARR
Recvd: 04/22/16 13:29 2 pgs
Fees:13.00 Taxes:290.45
20160422-0039350

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Joe Burton Ferrell, Jr. &
Joe Burton Ferrell, III
1220 Massman Drive
Nashville, TN 37217-5018

SEND TAX BILL TO:
New Owner

MAP/PARCEL 107-14-0A-058.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Kevin R. Robey, a single person,** has this day bargained and sold, and does hereby transfer and convey unto **Joe Burton Ferrell, Jr., a single person and Joe Burton Ferrell, III, a single person, as joint tenants with right of survivorship,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Being Unit No. 58 on the Plan of Copperfield Terrace Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan of record in Book 6250, Page 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kevin R. Robey by Special Warranty deed from Federal Home Loan Mortgage Corporation of record in Instrument No. 20040227-0022316 Register's Office for Davidson County, Tennessee, dated February 25, 2004 and recorded on February 27, 2004.

This is improved property known as: **1220 Massman Drive, Nashville, Tennessee 37217.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 6250, page 50, and restrictions in Book 6326, page 790, Amendment to Charter of record in Book 7872, Page 33, and encumbrances as may be shown of record in the office of the Register of Deeds where the

real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 15th day of April, 2016.

Kevin R. Robey

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Kevin R. Robey,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 15th day of April, 2016.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $78,500.00.

AFFIANT

Subscribed and sworn to before me this the 15th day of April, 2016.

NOTARY PUBLIC

My Commission Expires: _____

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

File No: 169224