BILL GARRETT, Davidson County
Trans:T20160034166 DEEDWARR
Recvd: 04/26/16 10:34 3 pgs
Fees:18.00 Taxes:236.80
20160426-0040402

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 17348

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY FOUR THOUSAND AND 00/100 ($64,000.00) DOLLARS, cash in hand paid by SHIRLEY ANN ADCOCK PIPER, receipt of which is hereby acknowledged, I, MELANIE K. SHIRLEY, married, have bargained and sold, and by these presents do transfer and convey unto the said SHIRLEY ANN ADCOCK PIPER, her heirs and assigns, a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being a part of the Plan of Copperfields Terrace Condominiums, as of record in Book 6250, Page 50, Register's Office for said county, the part herein described as being Unit No. 24 on said Plan as shown in and described by the Master Deed Establishing a Horizontal Property Regime with respect to Copperfield Terrace Condominiums, of record in Book 6326, Page 790, said Register's Office.

ALSO CONVEYED is an undivided interest in and to the general and/or restricted common areas and facilities of Cooperfield Terrace Condominiums as said areas are set forth and difined in Master Deed and By-Laws of record in Book 6326, Page 790, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Melanie K. Shirley, single, by deed from Georgia Annette Brown, now known as Georgia Annette Green and husband, Bobby L. Green, Jr., dated July 7, 2013 and of record in Instrument No. 20030714-0097793, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a right-of-way of Massman Drive.

This conveyance is subject to all matters as shown on plat of record in Book 6250, Page 50, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the Master Deed and By-Laws for Cooperfield Terrace Condominiums of record in Book 6326, Page 790, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 6326, Page 790, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Storm Water Dentention Agreement in favor of Metropolitan Government and of record in Book 6161, Page 752, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said SHIRLEY ANN ADCOCK PIPER, her heirs and assigns, forever. And I do covenant with the said SHIRLEY ANN ADCOCK PIPER, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is

unencumbered except for 2016 Davidson County property taxes which have been prorated and will be paid by Grantees. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said SHIRLEY ANN ADCOCK PIPER, her heirs and assigns, against the lawful claims of all persons whomsoever.

DANIEL LEE ASHWORTH, spouse of MELANIE K. SHIRLEY, joins in this conveyance for the purpose of conveying all of right, title and interest he might have in and to the above described property.

WITNESS MY HAND, on this 20th day of April, 2016.

MELANIE K. SHIRLEY

DANIEL LEE ASHWORTH

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, MELANIE K. SHIRLEY, and DANIEL LEE ASHWORTH with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 20th day of April, 2016.

NOTARY PUBLIC

My Commission Expires:

JORDAN B. OSBORN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY, TN.
My Comm. Expires Jan. 25, 2017

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $64,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Shirley Ann Adcock Piper
AFFIANT

JORDAN B. OSBORN
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY, TN
My Comm. Expires Jan. 25, 2017

Sworn to and subscribed to before me this 20th day of April, 2016.

NOTARY PUBLIC

My Commission Expires: _____

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Tax Map 107 14 0A 024.00 ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Mrs. SHIRLEY ANN ADCOCK PIPER
3939 Glen Echo Lake Road
Ashland City, TN 37015