WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/15/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

J-FSBO-16-122

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David L Copeland and Janet Copeland	**New Owner**	
(NAME)	(NAME)	**043-12-0-058.00**
PO Box 41615		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEREMY OLSON, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID L COPELAND AND WIFE, JANET COPELAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, and being part of the East part of Lot No. 9 Vandiver Subdivision (not of record) and being more particularly described as follows, according to a survey by R.L. Mentoya land Surveying, Inc.:

Beginning at an iron rod in the northeasterly margin of Vandiver Drive and being the most southwesterly corner for this herein described parcel; thence leaving said margin North 53 deg. 20'48" East and passing a witness rod at 121.30 feet for a total distance of 192.70 feet to a point in the southwesterly boundary of the Dept. of U.S. Army Corps of Engineers property (Cumberland River); thence running with said boundary line South 45 deg. 06' 27" East 50.5 feet to a point; thence South 53 deg. 20' 48" West and passing a witness rod at 71.40 feet for a total distance of 199.80 feet to an iron rod in the northeasterly margin of Vandiver Drive; thence running with said drive North 37 deg. 02' West 50.00 feet to the point of beginning.

Being the same property conveyed to Jeremy Olson, a single man by Warranty deed from Rebecca Lovell, an unmarried person of record in Instrument No. 20140320-0023091 Register's Office for Davidson County, Tennessee, dated March 14, 2014 and recorded on March 20, 2014. (Value of consideration shown in aforementioned deed $109,000.00.)

This conveyance is subject to:
- Taxes for the year 2016 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 37, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5394, Page 268, in the Register's Office for Davidson County, Tennessee.
- Easement for the Flow of the Cumberland River.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **122 Vandiver Drive , Madison, Tennessee 37115-4243**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20160034401 DEEDWARR
Recvd: 04/26/16 14:42 2 pgs
Fees:13.00 Taxes:599.40
20160426-0040688

Witness my/our hand(s) this the 25th DAY OF APRIL, 2016.

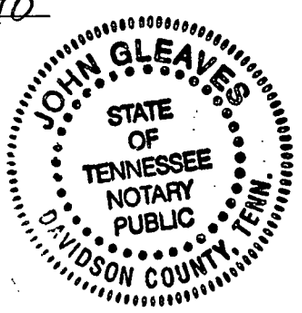
Jeremy Olson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEREMY OLSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of April, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212