THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16057770** BILL GARRETT, Davidson County Trans:T20160052270 DEEDWARR Recvd: 06/20/16 14:11 2 pgs Fees:13.00 Taxes:1591.00 20160620-0062553	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $430,000.00. Affiant Subscribed and sworn to before me, this 15th day of June, 2016. Notary Public My Commission Expires: SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-11-2017

WARRANTY DEED

Address New Owner: Robert Hyman Gordon and Doris Lynne Gordon 1 TODGERS CT Brentwood TN 37027-7628	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 172010A00600CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jennifer L. Jordan n/k/a Jennifer J. McGimsey, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Hyman Gordon and Doris Lynne Gordon, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Copperfield Revised, of record in Plat Book 6900, Page 555, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jennifer L. Jordan, unmarried by Warranty Deed from Valerie M. Woodbury and Jim T. Woodbury, wife and husband, recorded on the 13th day of July, 2012 in Instrument No. 20120713-0061860, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of COPPERFIELD, as recorded in Plat Book 6900, Page(s) 145 thru 149, Revised in Plat Book 6900, Pages 555 thru 559.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6779, Page 296, Book 6783, Page 973, Book 7071, Page 482 and Book 7208, Page 889.

Charter of Copperfield Homeowners Association, Inc. recorded in Book 7200, Page 824, Book 7496, Page 162 and Book 7500, Page 941.

Easement for Transmission Line, recorded in Book 2437, Page 8 and Book 2438, Page 376.

Easement for Water Main, recorded in Book 7593, Page 488.

Easement for Sanitary Sewer, recorded in Book 7593, Page 511.

This is improved property located at 1 TODGERS CT Brentwood TN 37027-7628

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of June, 2016.

Jennifer L. Jordan n/k/a Jennifer J. McGimsey

Randall B. McGimsey, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennifer L. Jordan n/k/a Jennifer J. McGimsey and Randall B. McGimsey, Jr., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of June, 2016.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018