WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/28/16 11:43 2 pgs
Fees:13.00 Taxes:1559.55
20160628-0065839

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $421,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of June, 2016

Notary Public

MY COMMISSION EXPIRES: 7.5.16

(AFFIX SEAL)

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Laura R. Ferrell	Movement Mortgage	Map 104-2-3D
(NAME)	(NAME)	
3210 West End Circle, 103	841 Seahawk Circle	Parcel 103.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Virginia Beach VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **James E. Kopp, Jr. and Marilyn R. Kopp, Trustees of the James E. Kopp, Jr. and Marilyn R. Kopp Revocable Living Trust,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Laura R. Ferrell and Barton G. Ferrell, wife and husband,** 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 Unit No. 103 on the Plan of The Maxwell, as shown on and established by the Declaration of The Maxwell, a condominium, together with any storage unit and parking space specified in Exhibit F of said Declaration of the Maxwell, condominium, of record in Instrument No. 20091214-0113711, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description. The Easements, Restrictive Covenants, Bylaws, Conditions and Regulations imposed upon and relating to each unit, property, co-workers or tenants of The Maxwell, a condominium, contained in the Declaration of The Maxwell of record in Instrument No. 20091214-0113711, Register's Office for Davidson County, Tennessee and are incorporated here by reference and made a part hereof as though copied herein.

Being the same property conveyed to James E. Kopp Jr and Marilyn R. Kopp, Trustees of the James E. Kopp, Jr. and Marilyn R. Kopp Revocable Living Trust by Warranty Deed from Maxwell Nashville, LLC, a Tennessee limited liability company, filed for record September 9, 2011 in Instrument No. 20110909-0070068, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 3210 West End Circle, 103, Nashville, TN 37203
(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/our hands this 22nd day of June, 2016.

James E. Kopp, Trustee

State of Tennessee
County of Davidson

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **James E. Kopp, Jr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Trustees under that certain Trust Agreement dated December 30 1999, for the benefit of James E. Kopp, Jr. and Marilyn R. Kopp Revocable Living Trust, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument, as trustees of said trust, for the benefit of said beneficiary.

WITNESS my hand and seal this 20th day of June, 2016.

Notary Public

My Commission Expires:

File No.: 36791

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-5-16

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON