G-28535-5 Box-14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160055387 DEEDWARR
Recvd: 06/29/16 10:29 2 pgs
Fees:13.00 Taxes:284.90
20160629-0066284

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $77,000.00

Affiant

Subscribed and sworn to before me, this the 28th day of June, 2016.

Notary Public

My commission expires:
(AFFIX SEAL)

HUSTON W. HOWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Richard C. Emrich, Jr.	**"New Owner"**	**107-14-0A-006.00-CO**
245 Antebellum Lane		
Mount Juliet, Tennessee 37122		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jennifer Neal Moore, a married woman

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Richard C. Emrich, Jr., an unmarried man

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 6 of the Copperfield Terrace Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Copperfield Terrace Condominiums, of record in Book 6326, page 790, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6326, page 828, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Copperfield Terrace Condominiums, of record in Book 6250, page 50, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Jennifer Neal, unmarried, by Deed dated 09/14/07, from Walter L. Timmons, Jr., of record in Instrument No. 20070918-0111599, Register's Office for Davidson County, Tennessee. Jennifer Neal, unmarried, having since married is now known as Jennifer Neal Moore.

Michael I. Moore, spouse of the above named Jennifer Neal Moore, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

THE conveyance remains subject to:
(1) The Plan of record in Book 6250, Page 50, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(2)The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Copperfield Terrace Condominiums, of record in Book 6326, page 790, Register's Office for Davidson County, Tennessee.

(3) By-Laws of Copperfield Terrace Homeowners' Association, Inc. of record in Book 6326, page 828, Register's Office for Davidson County, Tennessee.

(4) Charter of Copperfield Terrace Homeowners Association, Inc., of record in Book 7872, Page 33, said Register's Office.

(5) 2016 Taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee herein.

This is improved property, known as **1324 Massman Drive, Nashville, TN 37217**

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 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 myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand(s) this **28th** day of **June, 2016.**

Jennifer Neal Moore

Michael I. Moore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jennifer Neal Moore and Michael I. Moore,** the within named seller, 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 at Nashville, Tennessee, this **28th** day of **June, 2016.**

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

Notary Public

My Commission Expires: