BILL GARRETT, Davidson County
Trans:T20160058710 DEEDWARR
Recvd: 07/11/16 10:17 2 pgs
Fees:13.00 Taxes:658.60
20160711-0070512

THIS INSTRUMENT PREPARED BY:
James L. Grillot
900 S. Gay Street, 4th Floor
Knoxville, TN 37902

AFTER RECORDING RETURN TO:
BridgeTrust Title Group-BCokley
4400 Harding Road, Suite 400
Nashville, TN 37205
File No. CS187001075

Grantee:
Stephen J. Smith
1816 Wilson Camp Circle
Madison, TN 37115

Send Tax Bills To:
Stephen J. Smith
1816 Wilson Camp Circle
Madison, TN 37115

Map & Parcel No.:
053090B05400CO

WARRANTY DEED

THIS INDENTURE, made and entered into this 8th **day of** July, 2016, by and between **Corey L. Copeland and Sherray N. Copeland f/k/a Sherray N. Mitchell, husband and wife,** party of the first part, and **Stephen J. Smith, unmarried,** party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED SEVENTY EIGHT THOUSAND AND 00/100 DOLLARS ($178,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot Number 136, Cumberland Station at Wilson Camp, Section Two, as shown by plat of record in Plat Instrument # 20020903-0105967 (erroneously shown as Plat Instrument # 20020720087470, in deed of record in Instrument Number 20030403-0044052), of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Corey L. Copeland and Sherray N. Mitchell, both unmarried, from Randall Phillips Homes, LLC, by Warranty Deed dated March 31, 2003, of record in Instrument Number 20030403-0044052, in the Register's Office of Davidson County, Tennessee.

By execution hereof, Grantors herein make oath and affidavit that Corey L. Copeland and Sherray N. Mitchell are now married, and that Sherray N. Mitchell and Sherray N. Copeland are one and the same person.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

And the said party of the first part does hereby covenant with the said party of the second part that party of the first part is lawfully seized in fee of the aforedescribed real estate; that party of the first part has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto the party of the first part will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Corey L. Copeland

Sherray N. Copeland f/k/a Sherray N. Mitchell
Sherray N. Copeland f/k/a Sherray N. Mitchell

STATE OF TENNESSEE, COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, **Corey L. Copeland and Sherray N. Copeland f/k/a Sherray N. Mitchell, husband and wife,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 8th **day of** July, **20** 16.

Notary Public

My commission expires: 10/7/2019

BARBARA LUCCIOLA COKLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF Davidson

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$178,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 8th **day of** July, **20** 2019.

Notary Public

My commission expires: 10/7/2019

BARBARA LUCCIOLA COKLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PROPERTY ADDRESS:
1816 Wilson Camp Circle
Madison, TN 37115