28708-5 Box14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160060698 DEEDWARR
Recvd: 07/15/16 08:54 2 pgs
Fees:13.00 Taxes:314.50
20160715-0072670

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$85,000.00.**

Affiant

Subscribed and sworn to before me, this the 14th day of July, 2016.

Notary Public

My commission expires: _____
(AFFIX SEAL)

DEBORAH M. O'NEIL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
Dale Bunnell	**New Owner**	**107-14-0A-006.00-CO**
1324 Massman Dr		
Nashville, TN 37217		

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

Richard C. Emrich, Jr., a single man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dale Bunnell, a single man

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:

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 Richard C. Emrich, Jr., an unmarried man by Warranty Deed from Jennifer Neal Moore, a married woman, dated June 28, 2016, of record in Instrument No. 20160629-0066284, Register's Office for Davidson County, Tennessee.

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 Dr, 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 I am 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 I 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 **14th** day of **July, 2016.**

Richard C. Emrich, Jr.

Richard C. Emrich, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Richard C. Emrich, Jr.

Personally appeared before me, a Notary Public of said County and State, **Richard C. Emrich, Jr.**, 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 **14th** day of **July, 2016.**

Notary Public

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

My Commission Expires: